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NWMLS at a Glance

# of Member Companies (Dec. 2016).....	2,048
# of Sales Associates (brokers)	approx. 25,888
# of Counties included in Summary Report.....	23
Total sales volume	\$40.3 Billion

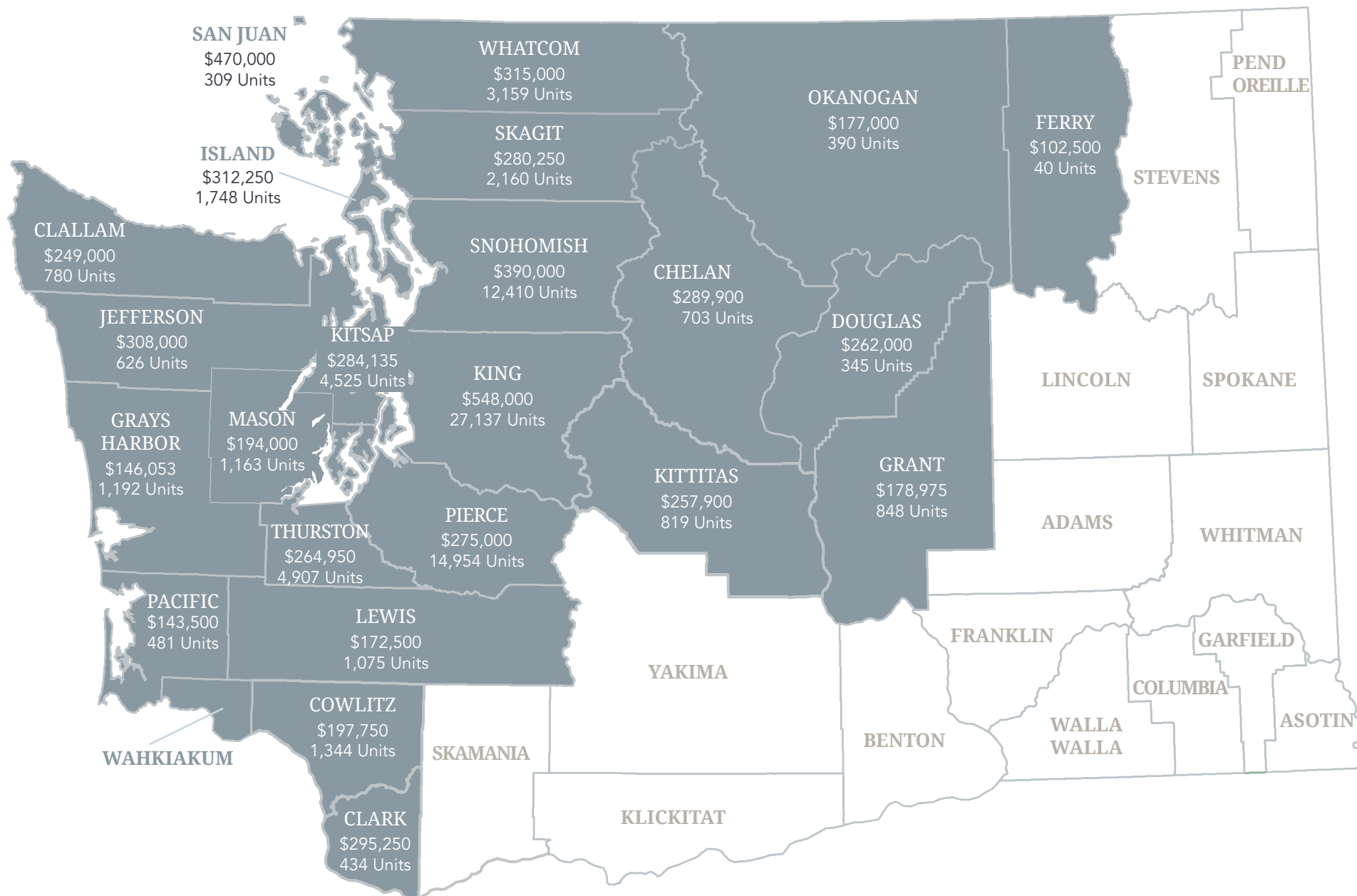
2016 Statistical Review and Highlights

By the numbers:

- **Closed sales:** Northwest MLS broker-members reported **95,500** closed sales valued at more than **\$40.3 billion** (p.30).
- **Median price:** **\$337,500** for single-family homes and condos that sold last year, up nearly **9** percent from 2015 (p.21).
- MLS members added **113,305 new listings** of SFH and condos to inventory, an increase of 5.3 percent from 2015. (pp. 6-7).
- Member brokers represented **14,809** home sellers, on average, each month (p.9).
- **Months of supply:** Inventory was very tight in many areas. System-wide average for 2016 was around **1.8 months**; for the 4-county Puget Sound region it averaged about 1.3 months, far below levels for a balanced market; in King and Snohomish counties, supply dipped below a month's of supply by the end of 2016 (pp.16-20).
- **Luxury sales:** Brokers reported **3,251** sales of single family homes and **339** sales of condos priced at **\$1 million** or more. **1,771** condos sold for **\$500,000** or more (p.34).
- The MLS area covering West Bellevue (map area 520) had the highest number of **million dollar-plus** single family home sales with **384**, followed by map area 560 (Kirkland-Bridle Trails) with 347. Of the **high-end condos (\$500,000-plus)**, about half were in Seattle led by Belltown/Downtown Seattle area (with 694) and Central Seattle (312). The Eastside accounted for about one-third of the luxury condo sales
- **Highest prices:** Among the 23 counties in the MLS service area, King County claimed the highest median price for single family homes that sold last year (**\$548,000**) (p.21).
- **New construction:** The median price for newly built single-family homes that NWMLS brokers sold in 2016 area wide was **\$475,000**; for **1,375** newly constructed condos that sold the median price **\$552,900**. (p.26-27).
- New listing activity and pending sales (mutually accepted offers) peaked in June.
- **Condos:** Brokers sold **13,628** condominiums during 2016; about **62 percent** of condo sales system-wide were in King County; **76 percent** had two or fewer bedrooms (p.33).
- **Prices, 3-bedroom homes:** The median price for a 3-bedroom home that sold in 2016 was **\$311,000**; county comparisons show a low-end range of **\$120,000** in Ferry County to the high-end range of **\$485,000** in King County (p.32).
- **Most expensive:** The highest priced single family home that sold was on Mercer Island (**\$9.75+ million**); the highest priced luxury condo was at Escala in downtown Seattle (**\$8 million**) (p.32). Homes that sold in the Mercer Island School District fetched the highest median price at more than \$1.3 million (p.40).

2016 Median Prices by County

Closed Sales, Single Family Homes Only



Northwest MLS Profile (as of 12/31/16)			
County	# Companies	# Offices	# Sales Associates (brokers)
King	896	990	14,066
Snohomish	246	262	3,054
Pierce	281	306	3,324
Kitsap	91	99	815
Mason	17	18	135
Skagit	44	47	436
Grays Harbor	25	26	139
Lewis	22	23	150
Cowlitz	25	25	193
Grant	25	28	173
Thurston	82	83	830
San Juan	16	16	125
Island	35	43	303
Kittitas	19	22	132
Jefferson	12	13	119
Okanogan	25	27	79
Whatcom	65	77	952
Clark	42	42	264
Pacific	11	15	76
Ferry	03	03	08
Clallam	21	23	184
Chelan	19	25	226
Douglas	02	02	15
Out of Area	24	24	88
Total	2,048	2,239	25,886

NWMLS INDEX OF AREAS

ADAMS COUNTY

381 Adams

CHELAN COUNTY

961 Lake Chelan
964 Entiat
971 Wenatchee
972 Leavenworth

CLALLAM COUNTY

911 Miller Peninsula
912 Southeast Clallam
913 Northeast Sequim
914 North Central Sequim
915 Northwest Sequim
916 Southeast Sequim
917 Southwest Sequim
918 East of Port Angeles N
919 East of Port Angeles S
920 Northeast Port Angeles
921 Central East Port Angeles
922 Central West Port Angeles
923 Northwest Port Angeles
924 Southeast Port Angeles
925 Southwest Port Angeles
926 West of Port Angeles
927 Northwest Clallam
928 Southwest Clallam

CLARK COUNTY

1026 East Orchard
1031 Camp Bonneville
1033 Camas/Washougal
1042 Evergreen Highway
1043 City Center West
1045 Salmon Creek
1046 Minnehaha
1047 West Orchard
1051 Ridgefield
1061 Battle Ground
1062 Brush Prairie/Hockenson
1064 Vennersborg
1070 LaCenter
1071 North County

COWLITZ COUNTY

401 West Kelso
402 Highlands

403 St. Helens
404 Westside
405 Olympic
406 Columbia Heights
407 Hillside
408 Northlake/CVG
409 Pacific Way
410 Beacon Hill
411 Robert Gray/Mint
412 West County
414 North County
415 Ostrander
416 North Kelso
417 Kelso Hill
418 South Kelso
419 East County
420 South County/Woodland

DOUGLAS COUNTY

286 Northeast Douglas County
965 Mansfield
968 Bridgeport
969 Orondo
970 East Wenatchee

FERRY COUNTY

465 Ferry County

GRANT COUNTY

289 East Grant County
290 North Grant County
291 North Central Grant County
292 West Grant County
293 South Grant County
294 Central Grant County
295 South Moses Lake
296 Peninsula
297 Central Moses Lake
298 North Moses Lake
299 West Moses Lake

GRAYS HARBOR COUNTY

190 Taholah
191 Pacific Beach
192 Copalis Beach
193 Copalis Crossing
194 Ocean Shores
195 Quinault

196 Humptulips
197 Hoquiam
198 Aberdeen
199 Satsop
200 Elma
201 McCleary
202 Cosmopolis
203 Montesano
204 Oakville
206 Westport
208 Grayland
214 Amanda Park
215 Malone
216 Neilton
217 Aloha
218 Moclips
219 Central Park
220 Ocosta

ISLAND COUNTY

780 Camano Island
811 South Whidbey Island
812 Central Whidbey Island
813 North Whidbey Island

JEFFERSON COUNTY

480 Port Townsend
481 Cape George
482 South Port Townsend
483 Marrowstone
484 Kala Point
485 Hadlock
486 Gardiner
487 Oak Bay
488 Chimacum Valley
489 Port Ludlow
490 Shine
491 Coyle
492 Quilcene
493 Brinnon
494 West Jefferson County

KING COUNTY

100 Jovita/West Hill
110 Dash Point/Federal Way
120 Des Moines/Redondo
130 Burien/Normandy Park
140 West Seattle
300 Enumclaw

310 Auburn
320 Black Diamond/Maple Valley
330 Kent
340 Renton—Benson Hill
350 Renton—Highlands
360 Skyway Area
380 Southeast Seattle
385 SODO/Beacon Hill
390 Central Seattle
500 East Side—South of I-90
510 Mercer Island
520 Bellevue—West of 405
530 Bellevue—East of 405
540 East of Lake Sammamish
550 Redmond/Carnation
560 Kirkland/Bridle Trails
600 Juanita/Woodinville
610 Southeast Snohomish
700 Queen Anne/Magnolia
701 Belltown/Downtown
705 Ballard/Greenlake
710 North Seattle
715 Richmond Beach/Shoreline
720 Lake Forest Park
800 Vashon Island

KITSAP COUNTY

141 South Kitsap—West Hwy 16
142 South Kitsap—East Hwy 16
143 Port Orchard
144 Retsil/Manchester
145 Seabeck/Hilly
146 Chico
147 Silverdale
148 West Bremerton
149 East Bremerton
150 East Central Kitsap
161 Hansville
162 Kingston
163 Port Gamble
164 Lofall
165 Finn Hill
166 Poulsbo
167 Suquamish
168 Indianola
170 Bainbridge Island

NWMLS INDEX OF AREAS

KITTITAS COUNTY

- 948 Upper Kittitas County
- 949 Lower Kittitas County

LEWIS COUNTY

- 426 Centralia
- 428 Adna/Pe Ell
- 430 Chehalis
- 432 Napavine
- 434 Onalaska
- 436 Morton

MASON COUNTY

- 171 Belfair/Hood Canal N
- 172 Mason Lake Region
- 173 South Shore Hood Canal
- 174 Harstine Island
- 175 Shelton
- 176 Agate
- 177 SW Mason County
- 178 NW Mason County
- 179 Arcadia/Kamilche
- 180 North Mason County

OKANOGAN COUNTY

- 620 Okanogan County
- 966 Methow Valley
- 967 Brewster/Pateros

PACIFIC COUNTY

- 207 Bay Center
- 209 Tokeland
- 210 Raymond
- 211 South Bend
- 212 Menlo
- 213 Lebam
- 930 South Pacific County

PIERCE COUNTY

- 1 Gig Harbor
- 2 Purdy
- 3 Rosedale
- 4 Key Peninsula South
- 5 Fox Island
- 6 Gig Harbor South

- 7 Artondale
- 8 Gig Harbor North
- 9 Key Peninsula North
- 12 Anderson Island
- 13-25 North Tacoma
- 26-30 Central Tacoma
- 31 Tacoma
- 32-35 University Place/Fircrest
- 36-40 Lakewood
- 41 Lakewood/Tillicum
- 42 Dupont
- 43 Steilacoom
- 44 Ketron Island
- 45-53 South Tacoma
- 54-62 Southeast Tacoma
- 63-69 Parkland
- 70 Fife
- 71 Milton
- 72 Edgewood
- 73-74 Sumner
- 78 Port of Tacoma
- 79-88 Puyallup
- 89 Graham/Fredrickson
- 94-95 Browns Point
- 99 Spanaway
- 109 Lake Tapps/Bonney Lake
- 111 Buckley
- 114 Orting
- 119 Roy/McKenna
- 121 Harts Lake
- 122 Graham
- 123 Tanwax Lake/Kapowsin Lake
- 124-125 Eatonville
- 126 Alder
- 127 Elbe
- 128 Ashford
- 129 Clear Lake
- 134 East Pierce County/
Mt. Rainier
- 135 Greenwater

SAN JUAN COUNTY

- 899 Waldron Island
- 900 San Juan Island
- 901 Orcas/Obstruction/
Crane Islands
- 902 Lopez/Frost Islands
- 903 Decatur/Center/Blakely Islands
- 904 Stuart/Henry/Pearl/Johns
Islands

- 905 Other San Juan Islands
- 908 Shaw Island

SKAGIT COUNTY

- 815 Anacortes
- 816 Guemes Island
- 817 Other Skagit County Islands
- 820 La Conner
- 825 Burlington
- 830 Sedro Woolley
- 835 Mount Vernon
- 840 Lyman/Hamilton
- 845 Concrete & Up River

SNOHOMISH COUNTY

- 610 Southeast Snohomish County
- 730 Southwest Snohomish County
- 740 Everett/Mukilteo
- 750 East Snohomish County
- 760 Northeast Snohomish County
- 770 Northwest Snohomish County

THURSTON COUNTY

- 441 Thurston Northwest
- 442 Black Hills
- 443 Tumwater
- 444 Olympia Westside
- 445 Boston Harbor
- 446 Thurston Northeast
- 447 Olympia North
- 448 Olympia South
- 449 East Olympia
- 450 Lacey
- 451 Hawks Prairie
- 452 Thurston Southeast
- 453 Yelm/Rainier
- 454 Thurston South
- 455 Rochester

WAHIAKUM COUNTY

- 413 Wahkiakum County

WHATCOM COUNTY

- 850 Sudden Valley
- 855 South Bay/Glenhaven
- 860 Bellingham
- 865 Meridian

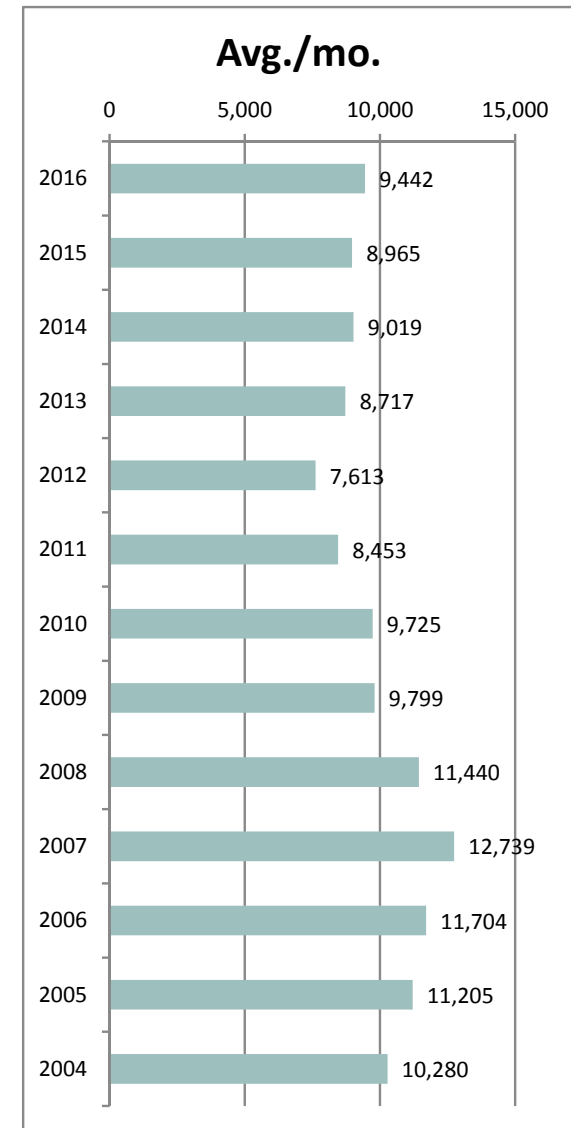
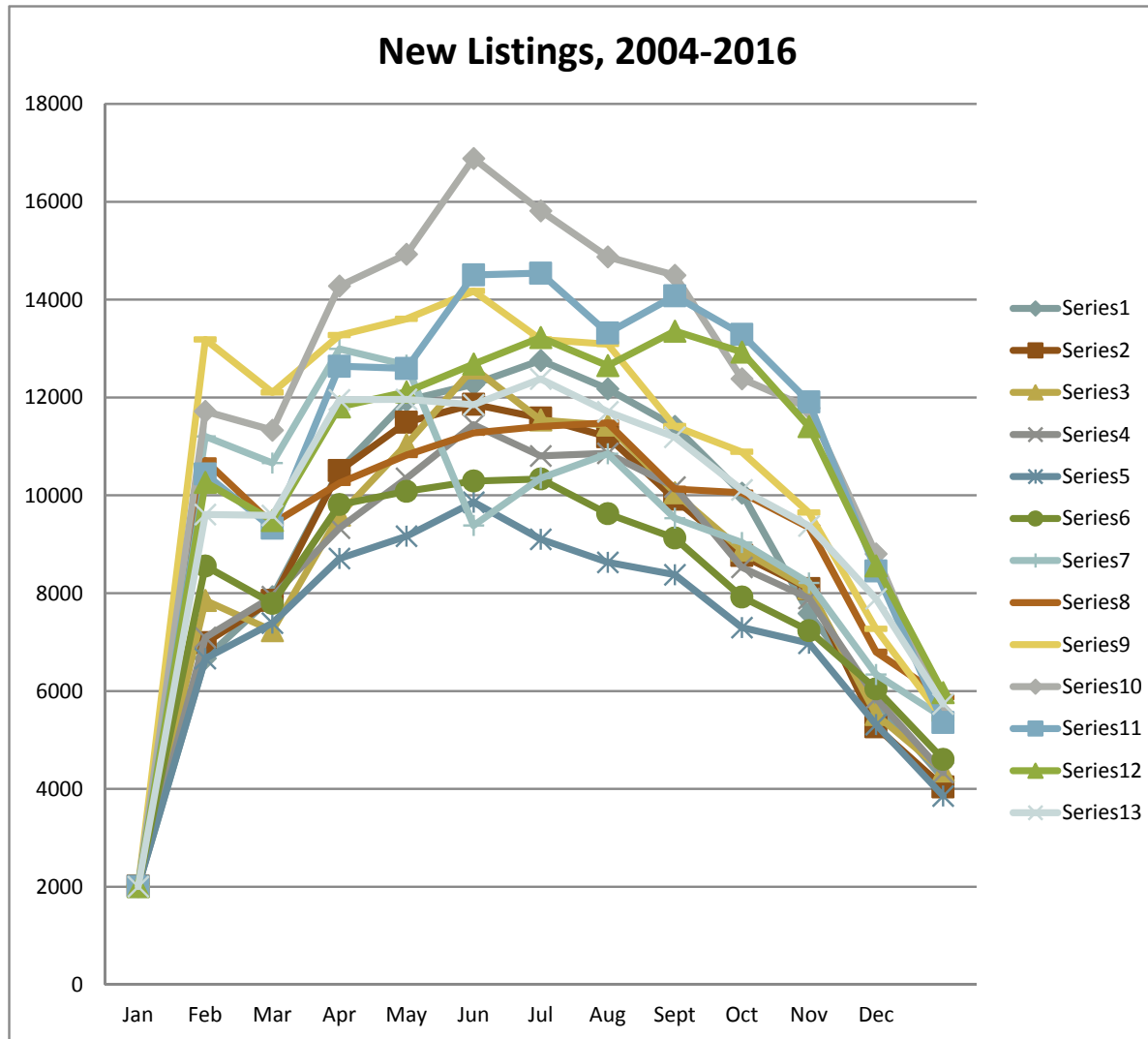
- 870 Ferndale/Custer
- 871 Lummi Island/Eliza Island
- 880 Blaine/Birch Bay
- 881 Point Roberts
- 885 Lynden
- 890 Nooksack Valley
- 895 Mount Baker/Deming

OUT OF AREA

- 96 Asotin County
- 131 Columbia County
- 136 Garfield County
- 244 Benton County
- 245 Franklin County
- 386 Lincoln County
- 475 Yakima County
- 501 Klickitat County
- 561 Spokane County
- 907 Walla Walla County
- 940 Stevens County
- 950 Skamania County
- 980 Pend Oreille County
- 990 Whitman County

NEW LISTINGS, Single Family Homes & Condominiums - 2016															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2016	2015	% chg
King	2,407	2,791	3,839	4,236	4,334	4,767	4,385	3,953	4,019	2,746	1,960	1,329	40,766	39,337	3.63%
Snohomish	1,067	1,272	1,621	1,813	1,862	1,927	1,877	1,826	1,625	1,161	939	658	17,648	16,729	5.49%
Pierce	1,124	1,313	1,697	1,939	1,989	2,015	2,057	1,975	1,524	1,333	1,017	807	18,790	17,265	8.83%
Kitsap	339	407	482	568	608	616	654	591	493	424	330	249	5,761	5,120	12.52%
Mason	94	121	138	173	217	179	180	148	118	91	95	52	1,606	1,511	6.29%
Skagit	129	200	257	287	290	279	282	286	233	164	124	105	2,636	2,509	5.06%
Grays Hrbr	114	124	162	198	188	185	195	177	127	91	85	79	1,725	1,641	5.12%
Lewis	79	128	132	136	164	135	138	130	92	85	80	52	1,351	1,431	-5.59%
Cowlitz	106	103	130	171	171	191	157	177	128	122	64	75	1,595	1,594	0.06%
Grant	68	103	117	141	137	121	117	127	90	88	61	44	1,214	1,225	-0.90%
Thurston	359	416	520	640	669	708	687	617	494	374	326	242	6,052	5,313	13.91%
San Juan	19	32	35	87	63	49	58	52	17	28	16	13	469	508	-7.68%
Island	114	147	241	281	258	258	240	231	196	152	112	78	2,308	2,157	7.00%
Kittitas	38	72	113	116	146	131	119	111	75	63	46	39	1,069	1,105	-3.26%
Jefferson	38	54	74	107	104	108	82	76	56	97	42	30	868	835	4.0%
Okanogan	22	35	69	92	120	91	73	51	50	26	29	26	684	697	-1.87%
Whatcom	297	338	445	493	474	524	455	432	348	270	215	172	4,463	4,460	0.07%
Clark	42	24	37	59	50	60	60	51	45	44	29	24	525	553	-5.1%
Pacific	44	45	86	82	84	82	84	67	40	26	35	28	703	676	3.99%
Ferry	2	8	14	17	8	8	8	9	3	14	5	2	98	80	22.5%
Clallam	49	58	87	96	106	112	111	108	108	67	62	43	1,007	876	14.95%
Chelan	62	68	109	118	128	124	74	121	87	64	54	38	1,047	1,015	3.15%
Douglas	30	32	64	44	56	37	43	48	37	30	18	19	458	484	-5.37%
Others	27	40	42	45	46	52	42	47	42	31	35	13	462	457	1.1%
Total	6,670	7,931	10,511	11,939	12,272	12,759	12,178	11,411	10,047	7,591	5,779	4,217	113,305	107,578	5.32%

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD		Avg./mo.
2016	6,670	7,931	10,511	11,939	12,272	12,759	12,178	11,411	10,047	7,591	5,779	4,217	113,305	2016	9,442
2015	6,989	7,852	10,505	11,495	11,862	11,581	11,198	9,921	8,772	8,094	5,268	4,041	107,578	2015	8,965
2014	7,852	7,234	9,598	11,043	12,605	11,541	11,437	10,054	8,878	8,102	5,521	4,367	108,232	2014	9,019
2013	7,096	7,931	9,332	10,351	11,445	10,806	10,860	10,172	8,529	7,894	5,853	4,333	104,602	2013	8,717
2012	6,666	7,390	8,710	9,166	9,861	9,104	8,632	8,379	7,300	6,979	5,315	3,857	91,359	2012	7,613
2011	8,556	7,793	9,812	10,083	10,293	10,334	9,626	9,128	7,923	7,235	6,043	4,604	101,430	2011	8,453
2010	11,206	10,663	12,994	12,664	9,385	10,354	10,850	9,533	9,038	8,212	6,340	5,460	116,699	2010	9,725
2009	10,713	9,421	10,252	10,824	11,278	11,410	11,481	10,132	10,054	9,344	6,801	5,873	117,583	2009	9,799
2008	13,186	12,104	13,274	13,607	14,176	13,187	13,093	11,415	10,889	9,647	7,270	5,430	137,278	2008	11,440
2007	11,719	11,333	14,281	14,930	16,888	15,818	14,875	14,500	12,385	11,785	8,805	5,543	152,862	2007	12,739
2006	10,436	9,327	12,639	12,594	14,505	14,541	13,319	14,077	13,291	11,910	8,453	5,357	140,449	2006	11,704
2005	10,266	9,487	11,808	12,116	12,684	13,228	12,652	13,358	12,929	11,405	8,560	5,969	134,462	2005	11,205
2004	9,610	9,590	11,954	11,962	11,853	12,380	11,710	11,192	10,114	9,375	7,886	5,738	123,364	2004	10,280



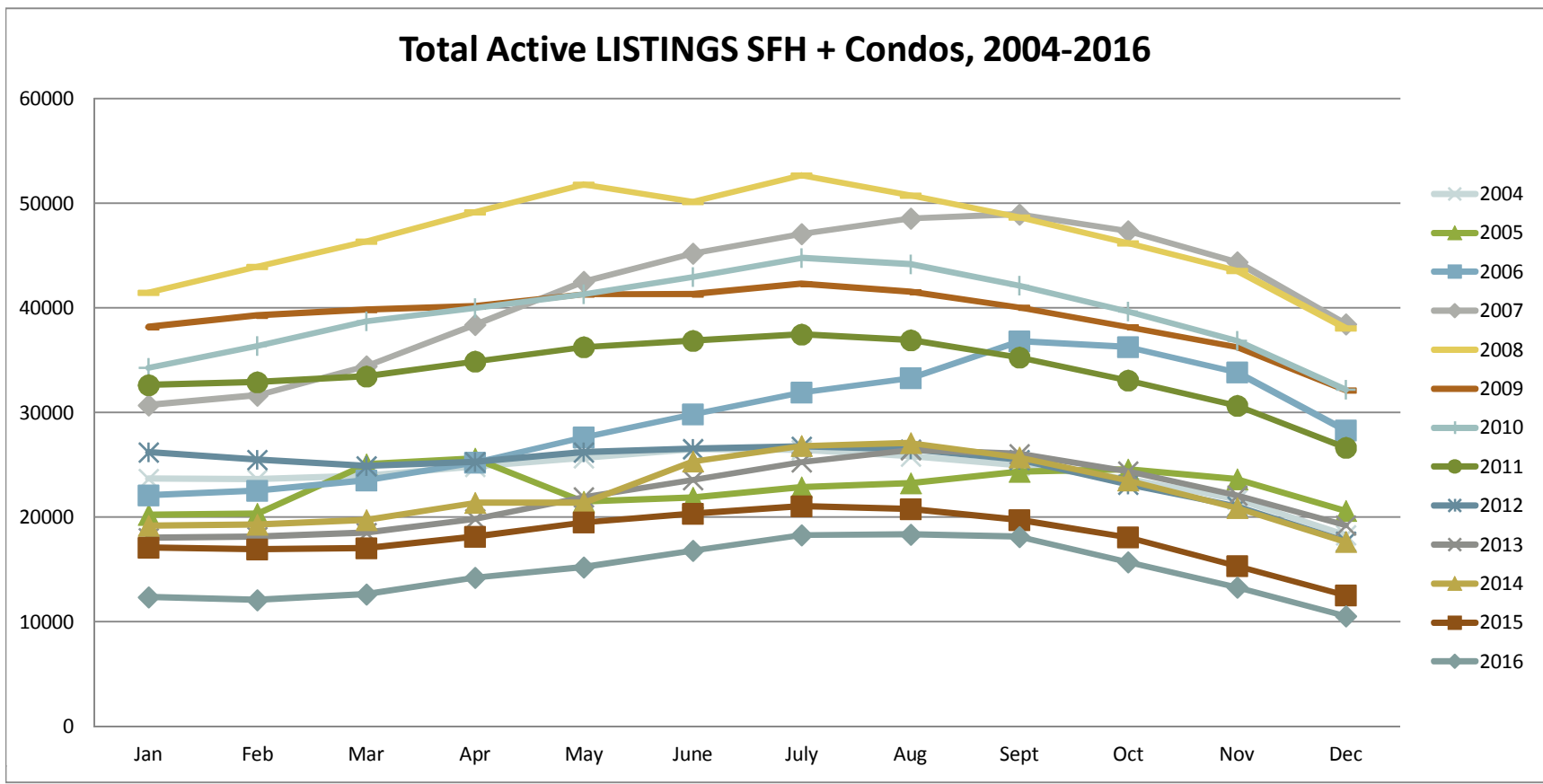
NEW LISTINGS, Single Family Homes & Condominiums, 2016 vs 2015

	Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec	
	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015
King	2,407	2,518	2,791	2,919	3,839	3,749	4,236	4,329	4,334	4,380	4,767	4,243	4,385	4,055	3,953	3,618	4,019	3,411	2,746	3,005	1,960	1,796	1,329	1,314
Snoh	1,067	1,083	1,272	1,221	1,621	1,600	1,813	1,702	1,862	1,792	1,927	1,840	1,877	1,745	1,826	1,609	1,625	1,335	1,161	1,307	939	810	658	685
Pierce	1,124	1,210	1,313	1,220	1,697	1,726	1,939	1,725	1,989	1,831	2,015	1,730	2,057	1,806	1,975	1,569	1,524	1,408	1,333	1,344	1,017	979	807	717
Kitsap	339	334	407	390	482	502	568	497	608	592	616	515	654	534	591	493	493	407	424	392	330	262	249	202
Mason	94	93	121	119	138	146	173	160	217	189	179	190	180	170	148	116	118	111	91	85	95	66	52	66
Skagit	129	171	200	156	257	262	287	243	290	275	279	267	282	272	286	232	233	196	164	229	124	109	105	97
G.Hrbr	114	118	124	119	162	151	198	192	188	145	185	167	195	165	177	161	127	124	91	124	85	95	79	80
Lewis	79	89	128	114	132	149	136	165	164	157	135	166	138	133	130	141	92	93	85	93	80	76	52	55
Cowlitz	106	113	103	142	130	166	171	150	171	143	191	175	157	162	177	167	128	129	122	106	64	88	75	53
Grant	68	79	103	89	117	127	141	150	137	158	121	133	117	95	127	127	90	83	88	92	61	50	44	42
Thrstn	359	375	416	402	520	526	640	550	669	527	708	559	687	534	617	495	494	402	374	421	326	296	242	226
SanJn	19	16	32	24	35	57	87	70	63	70	49	80	58	53	52	42	17	40	28	22	16	21	13	13
Island	114	121	147	156	241	208	281	242	258	268	258	236	240	250	231	197	196	182	152	131	112	80	78	86
Kittitas	38	58	72	84	113	114	116	142	146	151	131	119	119	130	111	101	75	62	63	68	46	46	39	30
Jfrsn	38	41	54	62	74	80	107	106	104	110	108	106	82	80	76	68	56	65	97	57	42	40	30	20
Okan.	22	28	35	28	69	69	92	108	120	113	91	72	73	88	51	47	50	49	26	42	29	30	26	23
Whtcm	297	269	338	309	445	462	493	506	474	520	524	527	455	490	432	384	348	317	270	282	215	217	172	177
Clark	42	48	24	35	37	47	59	56	50	48	60	66	60	68	51	42	45	48	44	39	29	23	24	33
Pacific	44	40	45	52	86	74	82	83	84	61	82	78	84	79	67	60	40	54	26	36	35	33	28	26
Ferry	2	2	8	2	14	5	17	8	8	11	8	8	8	14	9	6	3	10	14	6	5	5	2	3
Clallm	49	52	58	68	87	87	96	93	106	102	112	106	111	74	108	92	108	62	67	70	62	38	43	32
Chelan	62	68	68	77	109	103	118	103	128	114	124	102	74	106	121	82	87	100	64	83	54	51	38	26
Douglas	30	26	32	37	64	43	44	63	56	50	37	43	43	54	48	44	37	45	30	27	18	30	19	22
Others	27	37	40	27	42	52	45	52	46	55	52	53	42	41	47	28	42	39	31	33	35	27	13	13
Total	6,670	6,989	7,931	7,852	10,511	10,505	11,939	11,495	12,272	11,862	12,759	11,581	12,178	11,198	11,411	9,921	10,047	8,772	7,591	8,094	5,779	5,268	4,217	4,041
% chg	-4.56%		1.01%		0.06%		3.86%		3.46%		10.17%		8.75%		15.02%		14.53%		-6.21%		9.70%		4.36%	

TOTAL ACTIVE LISTINGS 2016 - Single Family Homes & Condominiums													
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Avg
King	2,427	2,431	2,700	3,232	3,332	3,889	4,316	4,211	4,519	3,667	2,803	1,985	3,293
Snoh.	1,267	1,244	1,267	1,462	1,505	1,746	1,969	2,047	2,133	1,788	1,451	1,020	1,575
Pierce	2,040	1,861	1,824	2,050	2,235	2,486	2,819	2,987	2,863	2,548	2,173	1,763	2,304
Kitsap	587	595	566	655	734	792	944	971	963	826	758	659	754
Mason	333	335	358	388	454	466	489	469	451	409	382	320	405
Skagit	428	411	429	458	504	529	543	529	543	478	415	343	468
Grays Hrb	500	489	514	551	576	589	624	621	580	528	485	429	541
Lewis	369	385	395	393	406	408	407	420	387	350	312	262	375
Cowlitz	249	221	197	214	223	273	285	295	291	258	186	186	240
Grant	345	351	364	391	424	429	453	435	413	375	351	296	386
Thurston	805	752	733	820	908	1,028	1,129	1,121	1,057	917	829	695	900
San Juan	239	245	253	304	319	336	353	347	324	293	256	199	289
Island	314	322	362	428	457	511	547	523	509	477	417	340	434
Kittitas	215	211	247	265	308	317	312	315	285	265	234	194	264
Jefferson	199	200	218	242	257	289	301	294	248	252	231	204	245
Okanogan	273	267	292	335	392	422	432	414	385	342	300	251	342
Whatcom	777	792	858	904	926	995	1,001	974	898	779	699	564	847
Clark	80	65	66	72	73	76	90	85	72	66	56	48	71
Pacific	218	219	246	261	289	313	326	324	271	228	221	189	259
Ferry	47	52	56	63	64	62	59	63	56	66	65	57	59
Clallam	206	211	219	228	250	284	324	316	339	306	259	211	263
Chelan	228	230	248	269	296	337	308	316	303	248	209	184	265
Douglas	75	75	96	103	123	106	104	108	102	91	74	60	93
Others	136	143	145	147	143	155	152	151	144	133	137	112	142
Total	12,357	12,107	12,653	14,235	15,198	16,838	18,287	18,336	18,136	15,690	13,303	10,571	14,809

TOTAL ACTIVE LISTINGS SFH + Condos, since 2004												
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2016	12,357	12,107	12,653	14,235	15,198	16,838	18,287	18,336	18,136	15,690	13,303	10,571
2015	17,082	16,946	17,007	18,132	19,515	20,333	21,069	20,749	19,724	18,068	15,327	12,522
2014	19,195	19,273	19,736	21,390	21,390	25,342	26,813	27,060	25,717	23,501	20,864	17,659
2013	18,008	18,114	18,500	19,826	21,943	23,581	25,272	26,433	26,014	24,391	22,061	19,214
2012	26,226	25,510	24,883	25,291	26,191	26,545	26,747	26,506	25,476	23,115	21,042	17,718
2011	32,647	32,922	33,444	34,862	36,261	36,871	37,465	36,907	35,254	33,094	30,650	26,639
2010	34,256	36,350	38,716	39,999	41,318	42,940	44,770	44,186	42,153	39,677	36,835	32,171
2009	38,171	39,299	39,825	40,147	41,318	41,317	42,320	41,528	40,041	38,159	36,266	32,152
2008	41,498	43,927	46,358	49,141	51,817	50,143	52,694	50,772	48,665	46,189	43,584	38,089
2007	30,700	31,658	34,463	38,408	42,514	45,223	47,106	48,585	48,969	47,381	44,399	38,440
2006	22,084	22,504	23,533	25,215	27,660	29,856	31,910	33,316	36,786	36,282	33,817	28,307
2005	20,196	20,343	25,047	25,607	21,499	21,871	22,839	23,260	24,336	24,570	23,597	20,595
2004	23,703	23,650	23,971	24,849	25,670	26,464	26,403	25,834	24,965	23,665	21,717	18,312

month with highest volume

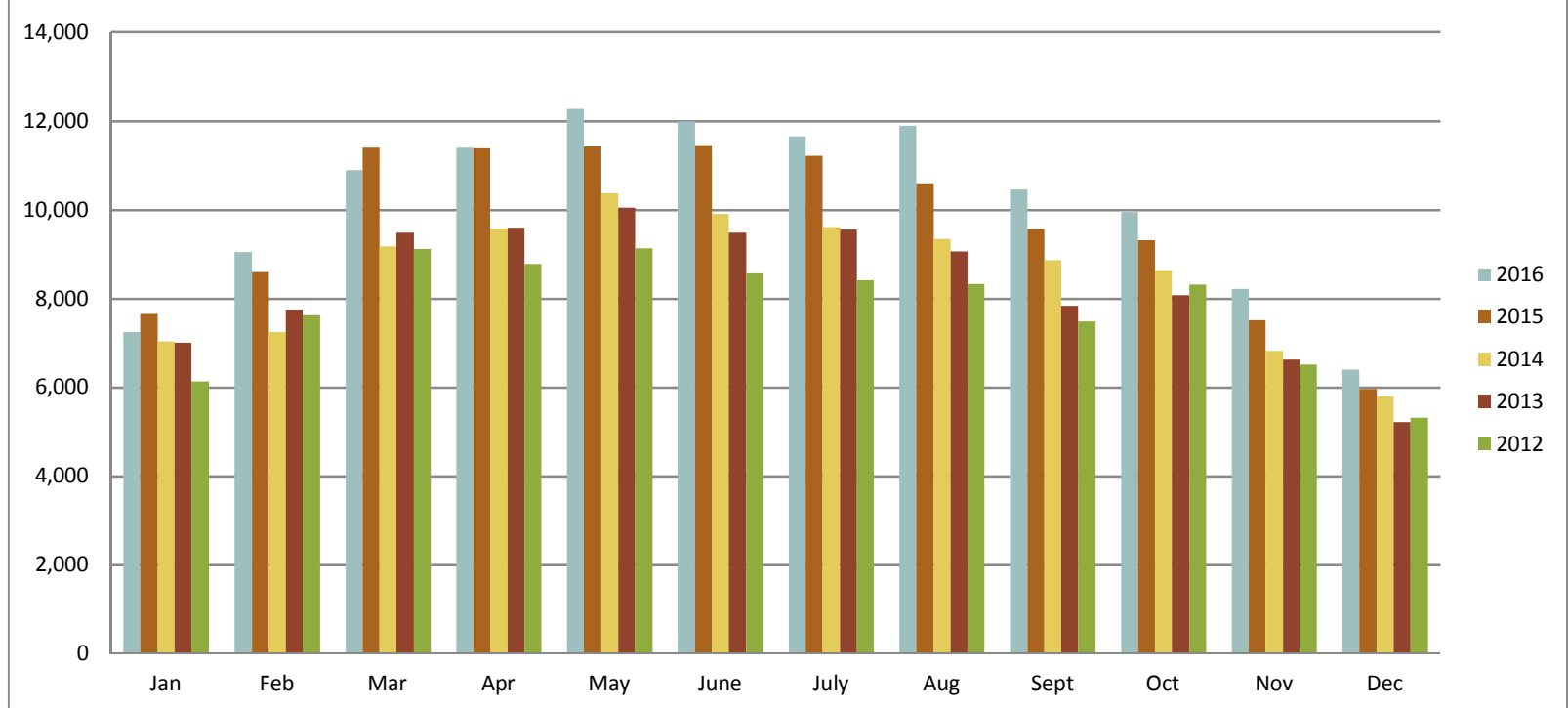


PENDING SALES 2016 - Single Family Homes & Condominiums (combined)														
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% all res
King	2,385	3,038	3,766	3,925	4,486	4,328	4,098	4,083	3,777	3,576	2,856	2,092	42,410	34.91%
Snoh	1,249	1,475	1,825	1,836	1,979	1,862	1,795	1,873	1,601	1,561	1,314	1,104	19,474	16.03%
Pierce	1,360	1,707	1,980	1,987	2,082	2,055	2,098	2,040	1,805	1,779	1,518	1,201	21,612	17.79%
Kitsap	426	483	559	584	606	624	554	632	546	571	427	330	6,342	5.22%
Mason	104	126	132	148	159	178	171	164	129	103	112	89	1,615	1.33%
Skagit	174	233	279	270	274	298	303	313	222	241	217	187	3,011	2.48%
GrHrbr	96	130	138	171	176	174	154	187	164	136	104	88	1,718	1.41%
Lewis	90	121	124	153	177	143	144	144	131	117	111	81	1,536	1.26%
Cowlitz	122	144	171	181	174	174	180	194	157	170	129	91	1,887	1.55%
Grant	52	109	113	113	101	106	90	125	80	80	52	59	1,080	0.89%
Thurston	388	521	594	642	634	621	656	651	570	494	421	339	6,531	5.38%
San Juan	17	24	30	39	45	36	53	58	29	30	42	26	429	0.35%
Island	154	159	218	242	248	244	214	253	186	155	158	123	2,354	1.94%
Kittitas	55	81	82	93	109	123	122	105	94	73	60	54	1,051	0.87%
Jefferson	42	63	60	93	100	78	70	95	86	57	59	36	839	0.69%
Okanogan	28	30	40	36	50	55	57	60	55	48	33	29	521	0.43%
Whatcom	264	340	437	492	475	497	473	453	442	373	287	240	4,773	3.93%
Clark	36	38	47	46	54	62	51	57	49	55	47	34	576	0.47%
Pacific	51	43	55	72	62	69	82	78	80	63	33	33	721	0.59%
Ferry	3	2	5	4	6	6	7	4	7	5	1	6	56	0.05%
Clallam	64	59	71	102	98	80	91	133	87	94	97	84	1,060	0.87%
Chelan	42	69	89	94	94	81	97	104	86	90	74	38	958	0.79%
Douglas	26	23	43	38	38	57	51	48	35	34	29	20	442	0.36%
Other	25	34	42	46	48	44	46	44	45	45	36	17	472	0.39%
TOTAL	7,253	9,052	10,900	11,407	12,275	11,995	11,657	11,898	10,463	9,950	8,217	6,401	121,468	100.00%
% by Q	22.40%			29.37%			28.01%			20.23%				

PENDING SALES 2004 -2016 (SFH & Condos combined)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% chg vs prior yr
2016	7,253	9,052	10,900	11,407	12,275	11,995	11,657	11,898	10,463	9,950	8,217	6,401	121,468	4.61%
2015	7,658	8,599	11,408	11,384	11,425	11,453	11,216	10,603	9,574	9,317	7,511	5,970	116,118	13.36%
2014	7,044	7,247	9,183	9,590	10,373	9,909	9,615	9,342	8,875	8,643	6,821	5,794	102,436	2.66%
2013	7,016	7,754	9,482	9,600	10,045	9,484	9,565	9,065	7,839	8,086	6,624	5,224	99,784	6.40%
2012	6,132	7,623	9,126	8,790	9,134	8,577	8,416	8,338	7,494	8,312	6,522	5,314	93,778	15.75%
2011	5,393	5,986	7,570	7,154	7,509	7,539	7,182	7,632	6,897	6,817	6,103	5,237	81,019	10.46%
2010	5,579	6,590	8,605	9,438	5,242	5,547	5,571	6,037	5,741	5,653	4,987	4,359	73,349	-2.64%
2009	4,353	4,559	5,701	6,918	7,160	7,733	7,279	7,539	7,581	7,235	4,888	4,390	75,336	16.13%
2008	4,499	5,563	6,040	6,208	6,085	6,470	6,350	6,248	5,982	4,445	3,727	3,255	64,872	-24.67%
2007	6,522	8,043	9,340	9,156	6,470	9,206	8,614	7,751	5,748	6,127	5,194	3,950	86,121	-17.89%
2006	6,931	7,673	10,289	9,702	10,817	10,448	9,165	10,022	8,499	8,567	7,022	5,744	104,879	-8.74%
2005	6714	8426	10841	10677	10973	11420	10640	11546	10014	9332	7966	6368	114,917	12.83%
2004	5503	7464	9660	9586	9530	9969	9438	9418	8647	8400	7746	6492	101,853	

Pending Sales, 2012-2016



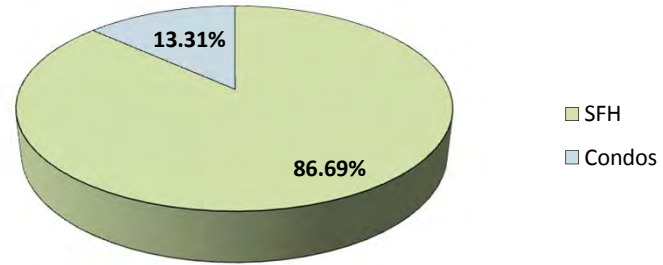
PENDING SALES 2016 - Single Family Homes only (excl. Condos)														% all SFH
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	105,301
King	1,812	2,299	2,877	3,031	3,500	3,362	3,198	3,195	2,921	2,829	2,224	1,641	32,889	31.23%
Snoh	1,006	1,213	1,505	1,521	1,655	1,558	1,483	1,510	1,302	1,290	1,101	897	16,041	15.23%
Pierce	1,264	1,587	1,876	1,884	1,959	1,927	1,956	1,912	1,695	1,684	1,440	1,132	20,316	19.29%
Kitsap	405	457	535	553	581	588	524	599	525	548	404	305	6,024	5.72%
Mason	104	125	132	147	157	177	170	163	128	102	112	87	1,604	1.52%
Skagit	165	225	266	254	262	290	294	300	217	236	210	182	2,901	2.75%
GrHrbr	93	124	130	160	165	166	149	179	158	134	98	84	1,640	1.56%
Lewis	89	121	122	153	177	142	144	144	131	117	111	81	1,532	1.45%
Cowlitz	119	144	167	178	173	172	180	191	155	169	126	91	1,865	1.77%
Grant	51	109	109	110	98	101	89	124	73	79	51	58	1,052	1.00%
Thurston	375	507	581	622	621	611	631	630	554	482	406	336	6,356	6.04%
San Juan	15	23	29	36	44	34	47	54	29	30	38	26	405	0.38%
Island	146	155	204	227	239	237	207	239	172	152	146	117	2,241	2.13%
Kittitas	49	76	75	90	104	110	117	101	91	68	58	50	989	0.94%
Jefferson	40	61	56	86	99	73	66	92	81	53	59	36	802	0.76%
Okanogan	28	30	40	36	49	55	57	60	55	48	33	29	520	0.49%
Whatcom	217	297	365	428	407	430	406	389	366	313	243	203	4,064	3.86%
Clark	32	35	42	45	51	61	50	56	48	47	45	32	544	0.52%
Pacific	50	43	54	66	57	65	77	73	70	62	33	30	680	0.65%
Ferry	3	2	5	4	6	6	7	4	7	5	1	6	56	0.05%
Clallam	58	58	71	95	93	80	90	127	85	93	93	80	1,023	0.97%
Chelan	38	62	80	86	88	74	93	97	82	83	71	32	886	0.84%
Douglas	24	20	41	35	37	54	50	47	34	34	27	20	423	0.40%
Other	23	32	41	41	45	43	42	43	44	43	35	16	448	0.43%
TOTAL	6,206	7,805	9,403	9,888	10,667	10,416	10,127	10,329	9,023	8,701	7,165	5,571	105,301	100.00%

PENDING SALES 2016 - Condominiums only														% all cndo
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	16,167
King	573	739	889	894	986	966	900	888	856	747	632	451	9,521	58.89%
Snoh	243	262	320	315	324	304	312	363	299	271	213	207	3,433	21.23%
Pierce	96	120	104	103	123	128	142	128	110	95	78	69	1,296	8.02%
Kitsap	21	26	24	31	25	36	30	33	21	23	23	25	318	1.97%
Mason	0	1	0	1	2	1	1	1	1	1	0	2	11	0.07%
Skagit	9	8	13	16	12	8	9	13	5	5	7	5	110	0.68%
GrHrbr	3	6	8	11	11	8	5	8	6	2	6	4	78	0.48%
Lewis	1	0	2	0	0	1	0	0	0	0	0	0	4	0.02%
Cowlitz	3	0	4	3	1	2	0	3	2	1	3	0	22	0.14%
Grant	1	0	4	3	3	5	1	1	7	1	1	1	28	0.17%
Thurston	13	14	13	20	13	10	25	21	16	12	15	3	175	1.08%
San Juan	2	1	1	3	1	2	6	4	0	0	4	0	24	0.15%
Island	8	4	14	15	9	7	7	14	14	3	12	6	113	0.70%
Kittitas	6	5	7	3	5	13	5	4	3	5	2	4	62	0.38%
Jefferson	2	2	4	7	1	5	4	3	5	4	0	0	37	0.23%
Okanogan	0	0	0	0	1	0	0	0	0	0	0	0	1	0.01%
Whatcom	47	43	72	64	68	67	67	64	76	60	44	37	709	4.39%
Clark	4	3	5	1	3	1	1	1	1	8	2	2	32	0.20%
Pacific	1	0	1	6	5	4	5	5	10	1	0	3	41	0.25%
Ferry	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Clallam	6	1	0	7	5	0	1	6	2	1	4	4	37	0.23%
Chelan	4	7	9	8	6	7	4	7	4	7	3	6	72	0.45%
Douglas	2	3	2	3	1	3	1	1	1	0	2	0	19	0.12%
Other	2	2	1	5	3	1	4	1	1	2	1	1	24	0.15%
TOTAL	1,047	1,247	1,497	1,519	1,608	1,579	1,530	1,569	1,440	1,249	1,052	830	16,167	100.00%

Ratio of SFH to Condos

	SFH	Condos	Total	% SFH	% Condo	Total
King	32,889	9,521	42,410	77.55%	22.45%	100.0%
Snoh	16,041	3,433	19,474	82.37%	17.63%	100.0%
Pierce	20,316	1,296	21,612	94.00%	6.00%	100.0%
Kitsap	6,024	318	6,342	94.99%	5.01%	100.0%
Mason	1,604	11	1,615	99.32%	0.68%	100.0%
Skagit	2,901	110	3,011	96.35%	3.65%	100.0%
GrHrbr	1,640	78	1,718	95.46%	4.54%	100.0%
Lewis	1,532	4	1,536	99.7%	0.26%	100.0%
Cowlitz	1,865	22	1,887	98.83%	1.17%	100.0%
Grant	1,052	28	1,080	97.41%	2.59%	100.0%
Thurston	6,356	175	6,531	97.32%	2.68%	100.0%
San Juan	405	24	429	94.41%	5.59%	100.0%
Island	2,241	113	2,354	95.20%	4.80%	100.0%
Kittitas	989	62	1,051	94.10%	5.90%	100.0%
Jefferson	802	37	839	95.59%	4.41%	100.0%
Okanogan	520	1	521	99.8%	0.19%	100.0%
Whatcom	4,064	709	4,773	85.15%	14.85%	100.0%
Clark	544	32	576	94.44%	5.56%	100.0%
Pacific	680	41	721	94.31%	5.69%	100.0%
Ferry	56	0	56	100.0%	0.00%	100.0%
Clallam	1,023	37	1,060	96.51%	3.49%	100.0%
Chelan	886	72	958	92.48%	7.52%	100.0%
Douglas	423	19	442	95.70%	4.30%	100.0%
Others	448	24	472	94.92%	5.08%	100.0%
TOTAL	105,301	16,167	121,468	86.69%	13.31%	100.0%

Proportion of SFH vs Condos (Pending Sales)



SFH	Condos
86.69%	13.31%

SFH = 105,301 of 121,468 pending residential sales (86.69%); Condos = 16,167 of 121,468 pendings (13.31%)

MONTHS SUPPLY: Ratio: 2016 Active Listings to Closed Sales* - Single Family Homes + Condos (combined)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
King Co													
Active Listings	2,427	2,431	2,700	3,232	3,332	3,889	4,316	4,211	4,519	3,667	2,803	1,985	39,512
Closings	1,720	1824	2,570	2,886	3,242	3,800	3,653	3,656	3,309	3,272	2,911	2,701	35,544
Mo. Supply	1.41	1.33	1.05	1.12	1.03	1.02	1.18	1.15	1.37	1.12	0.96	0.73	1.11
Snohomish													
Active Listings	1,267	1,244	1,267	1,462	1,505	1,746	1,969	2,047	2,133	1,788	1,451	1,020	18,899
Closings	811	848	1,156	1,213	1,386	1,493	1,515	1,538	1,431	1,364	1,270	1,147	15,172
Mo. Supply	1.56	1.47	1.10	1.21	1.09	1.17	1.30	1.33	1.49	1.31	1.14	0.89	1.25
Pierce													
Active Listings	2,040	1,861	1,824	2,050	2,235	2,486	2,819	2,987	2,863	2,548	2,173	1,763	27,649
Closings	904	866	1,267	1,346	1,442	1,558	1,499	1,576	1,508	1,339	1,298	1,326	15,929
Mo. Supply	2.26	2.15	1.44	1.52	1.55	1.60	1.88	1.90	1.90	1.90	1.67	1.33	1.74
Kitsap													
Active Listings	587	595	566	655	734	792	944	971	963	826	758	659	9,050
Closings	242	263	352	357	397	492	439	497	448	427	389	459	4,762
Mo. Supply	2.43	2.26	1.61	1.83	1.85	1.61	2.15	1.95	2.15	1.93	1.95	1.44	1.90
4 Co. total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Subttl
Active Listings	6,321	6,131	6,357	7,399	7,806	8,913	10,048	10,216	10,478	8,829	7,185	5,427	95,110
Closings	3,677	3,801	5,345	5,802	6,467	7,343	7,106	7,267	6,696	6,402	5,868	5,633	71,407
Mo. Supply	1.72	1.61	1.19	1.28	1.21	1.21	1.41	1.41	1.56	1.38	1.22	0.96	1.33

Mason Co	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	333	335	358	388	454	466	489	469	451	409	382	320	4,854
Closings	58	82	70	105	89	116	127	132	107	105	82	98	1,171
Mo. Supply	5.74	4.09	5.11	3.70	5.10	4.02	3.85	3.55	4.21	3.90	4.66	3.27	4.15
Skagit													
Active Listings	428	411	429	458	504	529	543	529	543	478	415	343	5,610
Closings	106	110	162	220	202	230	211	238	234	188	169	174	2,244
Mo. Supply	4.04	3.74	2.65	2.08	2.50	2.30	2.57	2.22	2.32	2.54	2.46	1.97	2.50
Grays Hrbr													
Active Listings	500	489	514	551	576	589	624	621	580	528	485	429	6,486
Closings	90	75	93	81	108	132	127	116	131	117	113	75	1,258
Mo. Supply	5.56	6.52	5.53	6.80	5.33	4.46	4.91	5.35	4.43	4.51	4.29	5.72	5.16
Lewis													
Active Listings	369	385	395	393	406	408	407	420	387	350	312	262	4,494
Closings	75	58	71	80	98	114	119	102	107	79	94	81	1,078
Mo. Supply	4.92	6.64	5.56	4.91	4.14	3.58	3.42	4.12	3.62	4.43	3.32	3.23	4.17

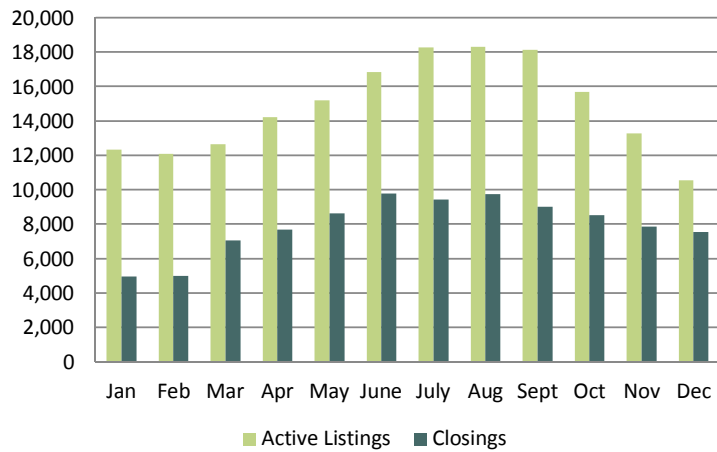
Cowlitz	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	249	221	197	214	223	273	285	295	291	258	186	186	2,878
Closings	95	73	100	100	114	148	108	134	126	128	124	115	1,365
Mo. Supply	2.62	3.03	1.97	2.14	1.96	1.84	2.64	2.20	2.31	2.02	1.50	1.62	2.11
Grant													
Active Listings	345	351	364	391	424	429	453	435	413	375	351	296	4,627
Closings	34	35	78	78	75	93	76	96	85	96	64	61	871
Mo. Supply	10.15	10.03	4.67	5.01	5.65	4.61	5.96	4.53	4.86	3.91	5.48	4.85	5.31
Thurston													
Active Listings	805	752	733	820	908	1,028	1,129	1,121	1,057	917	829	695	10,794
Closings	265	263	369	396	469	488	514	494	462	438	454	430	5,042
Mo. Supply	3.04	2.86	1.99	2.07	1.94	2.11	2.20	2.27	2.29	2.09	1.83	1.62	2.14
San Juan													
Active Listings	239	245	253	304	319	336	353	347	324	293	256	199	3,468
Closings	20	19	16	17	31	23	34	37	39	32	28	30	326
Mo. Supply	11.95	12.89	15.81	17.88	10.29	14.61	10.38	9.38	8.31	9.16	9.14	6.63	10.64
Island													
Active Listings	314	322	362	428	457	511	547	523	509	477	417	340	5,207
Closings	82	92	124	132	175	233	187	193	174	187	120	137	1,836
Mo. Supply	3.83	3.50	2.92	3.24	2.61	2.19	2.93	2.71	2.93	2.55	3.48	2.48	2.84
Kittitas													
Active Listings	215	211	247	265	308	317	312	315	285	265	234	194	3,168
Closings	52	46	60	64	58	84	97	102	80	77	78	73	871
Mo. Supply	5.00	4.59	4.12	4.14	5.31	3.77	3.22	3.09	3.56	3.44	3.00	2.66	3.64
Jefferson													
Active Listings	199	200	218	242	257	289	301	294	248	252	231	204	2,935
Closings	47	28	41	55	65	70	71	63	61	60	50	47	658
Mo. Supply	0.00	7.14	5.32	4.40	3.95	4.13	4.24	4.67	4.07	4.20	4.62	4.34	4.46
Okanogan													
Active Listings	273	267	292	335	392	422	432	414	385	342	300	251	4,105
Closings	22	18	31	20	32	33	42	43	43	40	36	31	391
Mo. Supply	12.41	14.83	9.42	16.75	12.25	12.79	10.29	9.63	8.95	8.55	8.33	8.10	10.50
Whatcom													
Active Listings	777	792	858	904	926	995	1,001	974	898	779	699	564	10,167
Closings	184	174	281	315	364	398	359	398	355	290	308	275	3,701
Mo. Supply	4.22	4.55	3.05	2.87	2.54	2.50	2.79	2.45	2.53	2.69	2.27	2.05	2.75
Clark													
Active Listings	80	65	66	72	73	76	90	85	72	66	56	48	849
Closings	26	26	30	37	39	32	44	39	48	41	42	53	457
Mo. Supply	3.08	2.50	2.20	1.95	1.87	2.38	2.05	2.18	1.50	1.61	1.33	0.91	1.86

Pacific	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	218	219	246	261	289	313	326	324	271	228	221	189	3,105
Closings	33	27	38	32	43	57	39	45	53	53	40	52	512
Mo. Supply	6.61	8.11	6.47	8.16	6.72	5.49	8.36	7.20	5.11	4.30	5.53	3.63	6.06
Ferry													
Active Listings	47	52	56	63	64	62	59	63	56	66	65	57	710
Closings	3	1	3	4	5	1	3	6	4	5	3	2	40
Mo. Supply	15.67	58.00	18.67	15.75	12.80	N/A	N/A	10.50	14.00	13.20	21.67	28.50	17.75
Clallam													
Active Listings	206	211	219	228	250	284	324	316	339	306	259	211	3,153
Closings	33	44	63	55	60	72	63	93	82	69	83	88	805
Mo. Supply	6.24	4.80	3.48	4.15	4.17	3.94	5.14	3.40	4.13	4.43	3.12	2.40	3.92
Chelan													
Active Listings	228	230	248	269	296	337	308	316	303	248	209	184	3,176
Closings	47	30	47	63	65	71	80	83	71	68	65	72	762
Mo. Supply	4.85	7.67	5.28	4.27	4.55	4.75	3.85	3.81	4.27	3.65	3.22	2.56	4.17
Douglas													
Active Listings	75	75	96	103	123	106	104	108	102	91	74	60	1,117
Closings	24	17	27	21	34	33	33	44	42	38	22	25	360
Mo. Supply	3.13	4.41	3.56	4.90	3.62	3.21	3.15	2.45	2.43	2.39	3.36	2.40	3.10
Other													
Active Listings	136	143	145	147	143	155	152	151	144	133	137	112	1,698
Closings	12	10	26	28	37	34	26	42	32	41	34	23	345
Mo. Supply	11.33	14.30	5.58	5.25	3.86	4.56	5.85	3.60	4.50	3.24	4.03	4.87	4.92

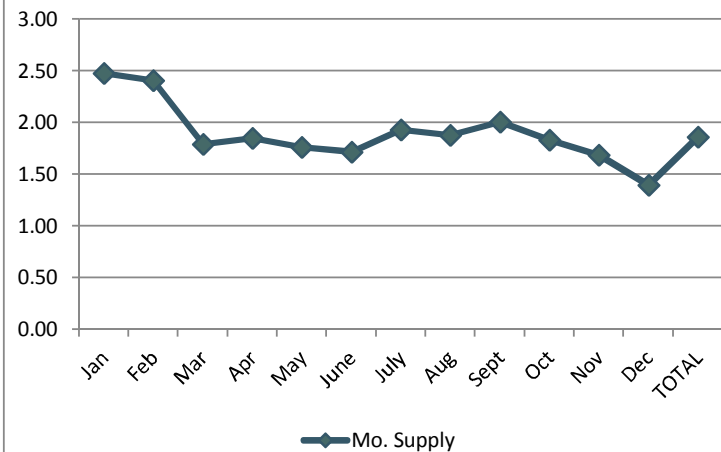
MONTHS SUPPLY: Ratio: 2016 Active Listings to Closed Sales* - Single Family Homes + Condos (combined)

ALL AREAS	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Active Listings	12,357	12,107	12,653	14,235	15,198	16,838	18,287	18,336	18,136	15,690	13,303	10,571	177,711
Closings	4,985	5,029	7,075	7,705	8,630	9,805	9,466	9,767	9,032	8,554	7,877	7,575	95,500
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Mo. Supply	2.48	2.41	1.79	1.85	1.76	1.72	1.93	1.88	2.01	1.83	1.69	1.40	1.86

2016 Listings & Closed Sales



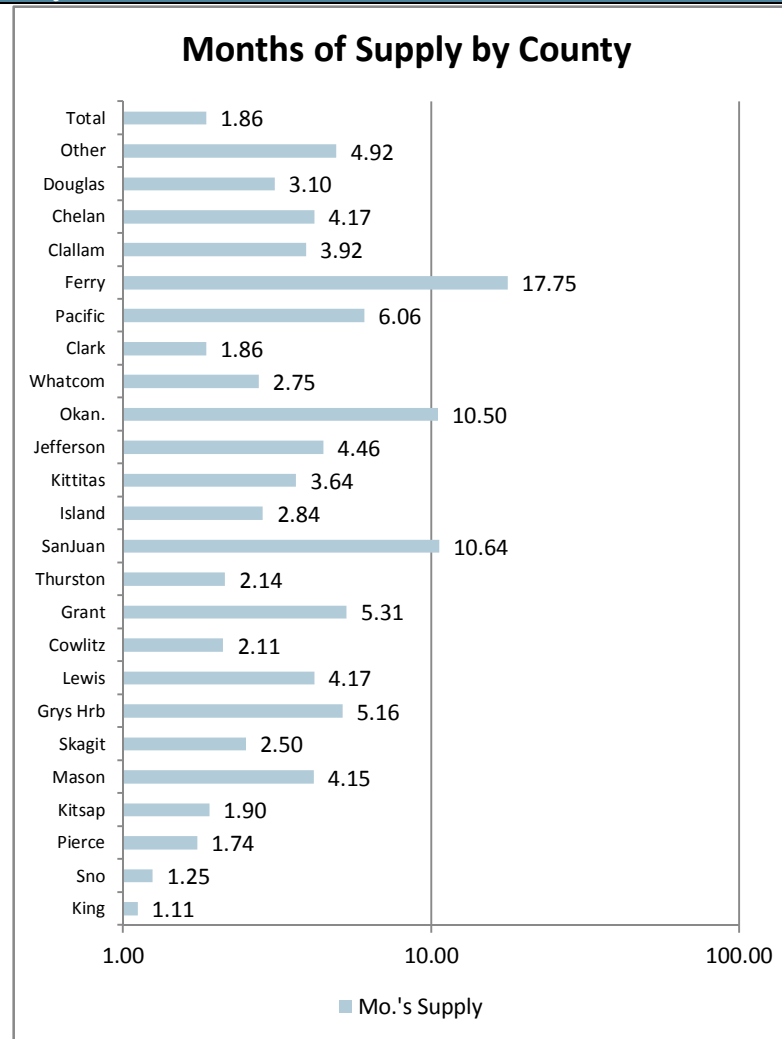
Months of Supply in 2016



RATIOS: CLOSED SALES to ACTIVE LISTINGS (Single Family Homes + Condos combined)

	Active Listings	Closings	Mo.'s Supply		County	Mo.'s Supply
King	39,512	35,544	1.11		King	1.11
Sno	18,899	15,172	1.25		Sno	1.25
Pierce	27,649	15,929	1.74		Pierce	1.74
Kitsap	9,050	4,762	1.90		Kitsap	1.90
Mason	4,854	1,171	4.15		Mason	4.15
Skagit	5,610	2,244	2.50		Skagit	2.50
Grays Hrb	6,486	1,258	5.16		Grys Hrb	5.16
Lewis	4,494	1,078	4.17		Lewis	4.17
Cowlitz	2,878	1,365	2.11		Cowlitz	2.11
Grant	4,627	871	5.31		Grant	5.31
Thurston	10,794	5,042	2.14		Thurston	2.14
San Juan	3,468	326	10.64		SanJuan	10.64
Island	5,207	1,836	2.84		Island	2.84
Kittitas	3,168	871	3.64		Kittitas	3.64
Jefferson	2,935	658	4.46		Jefferson	4.46
Okanogan	4,105	391	10.50		Okan.	10.50
Whatcom	10,167	3,701	2.75		Whatcom	2.75
Clark	849	457	1.86		Clark	1.86
Pacific	3,105	512	6.06		Pacific	6.06
Ferry	710	40	17.75		Ferry	17.75
Clallam	3,153	805	3.92		Clallam	3.92
Chelan	3,176	762	4.17		Chelan	4.17
Douglas	1,117	360	3.10		Douglas	3.10
Other	1,698	345	4.92		Other	4.92
Total	177,711	95,500	1.86		Total	1.86

Months supply is an estimate of how long it would take for the entire inventory of active listings to sell at the current pace, assuming no new inventory comes onto the market. Many analysts consider a supply of 4-to-6 months to be a balanced market, meaning the market favors neither buyers nor sellers. The chief economist at the National Association of Realtors prefers six-to-seven months as an indicator.)



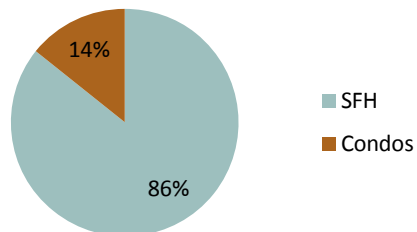
* calculations are based on **closed** sales, rather than pendings.

CLOSED SALES, SFH + Condos (combined) 2016 vs 2015

	Median Price			Units		
	2016	2015	% change	2016	2015	% change
King	\$489,000	\$432,000	13.19%	35,544	34,266	3.73%
Snohomish	\$370,000	\$335,000	10.45%	15,172	13,945	8.80%
Pierce	\$272,500	\$245,000	11.22%	15,929	14,082	13.12%
Kitsap	\$280,000	\$258,500	8.32%	4,762	4,274	11.42%
Mason	\$195,000	\$170,000	14.71%	1,171	1,066	9.85%
Skagit	\$279,900	\$252,500	10.85%	2,244	1,948	15.20%
Grays Hrb	\$145,000	\$137,700	5.30%	1,258	1,032	21.90%
Lewis	\$172,500	\$157,000	9.87%	1,078	984	9.55%
Cowlitz	\$195,000	\$178,000	9.55%	1,365	1,305	4.60%
Grant	\$175,000	\$165,000	6.06%	871	866	0.58%
Thurston	\$261,998	\$243,000	7.82%	5,042	4,224	19.37%
San Juan	\$450,000	\$421,000	6.89%	326	295	10.51%
Island	\$305,000	\$280,000	8.93%	1,836	1,712	7.24%
Kittitas	\$250,000	\$236,250	5.82%	871	840	3.69%
Jefferson	\$301,500	\$269,000	12.08%	658	667	-1.35%
Okanogan	\$179,000	\$163,000	9.82%	391	373	4.83%
Whatcom	\$299,500	\$275,000	8.91%	3,701	3,464	6.84%
Clark	\$290,000	\$250,000	16.00%	457	498	-8.23%
Pacific	\$145,000	\$140,000	3.57%	512	476	7.56%
Ferry	\$102,500	\$123,000	-16.67%	40	27	48.15%
Clallam	\$246,000	\$220,000	11.82%	805	682	18.04%
Chelan	\$282,200	\$265,125	6.44%	762	640	19.06%
Douglas	\$260,700	\$240,000	8.63%	360	357	0.84%
Out of Area	\$164,100	\$153,500	6.91%	345	308	12.01%
TOTAL	\$337,500	\$310,000	8.87%	95,500	88,331	8.12%

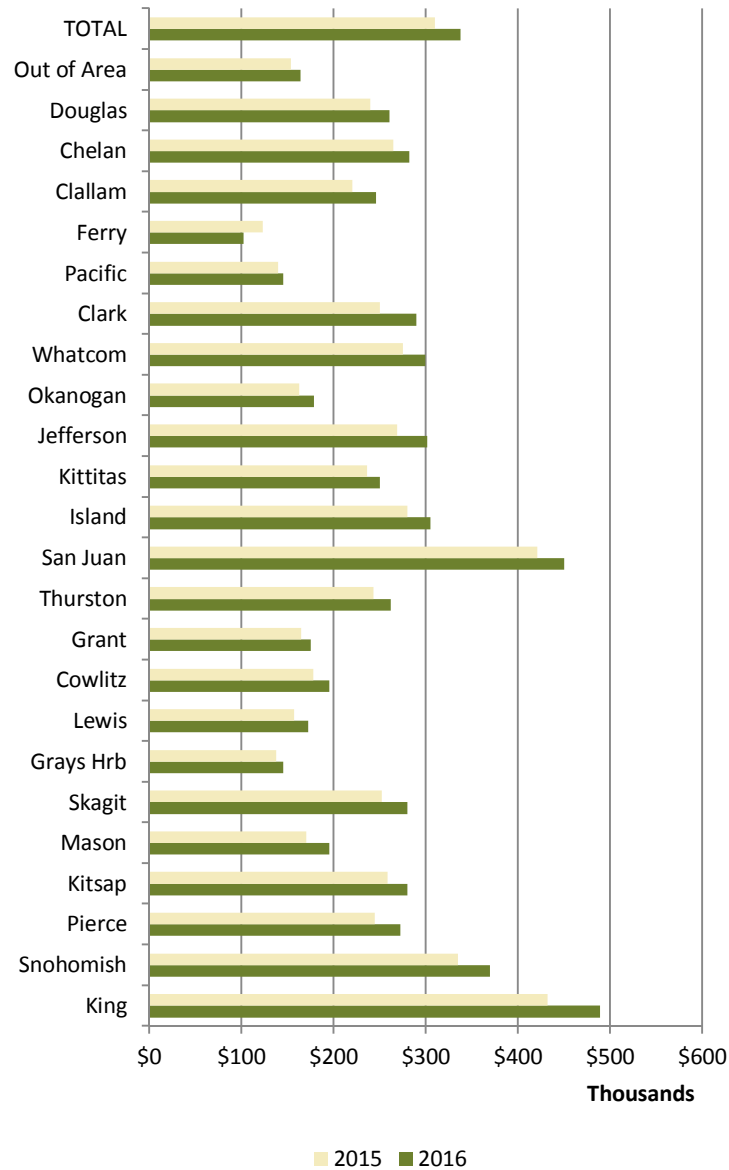
SFH 81,872
Condos 13,628

Ratio: SFH vs Condo



Figures for 2016 and 2015 are from Dec. 2016/YTD Area Statistics reports

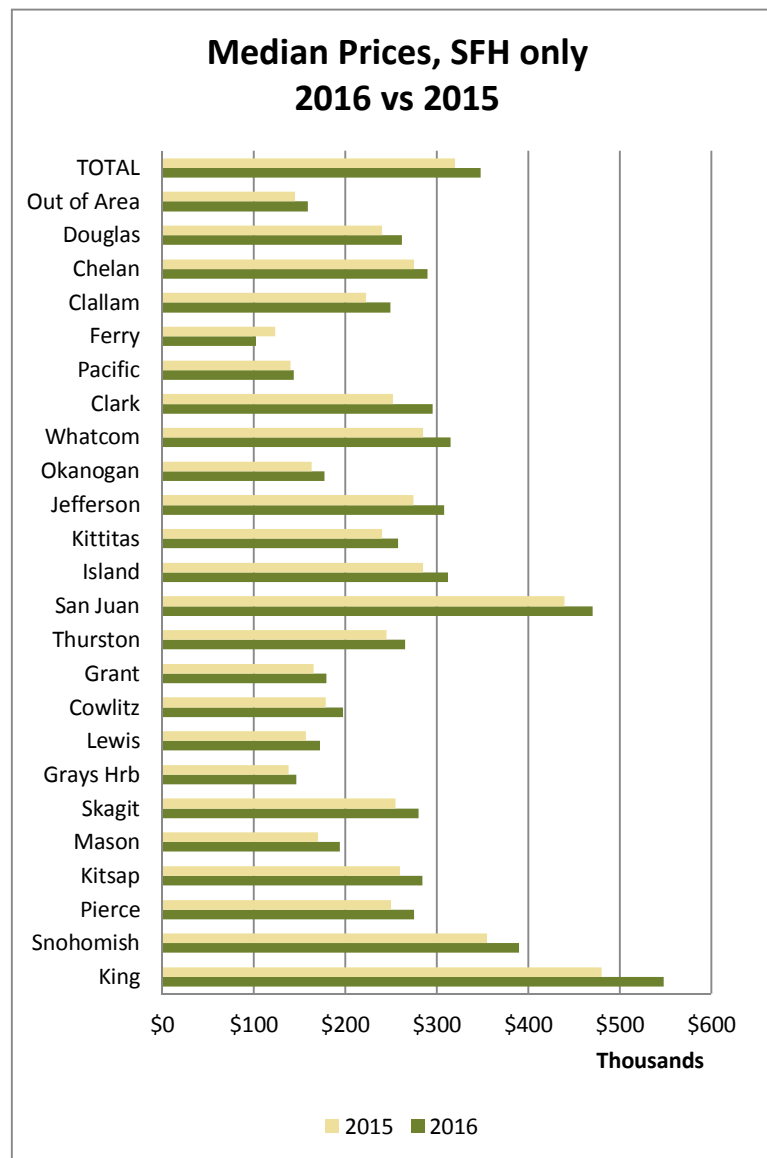
Median Prices, SFH + Condos,
2016 vs 2015



CLOSED SALES, Single Family Homes (excl. condos) 2016 vs 2015

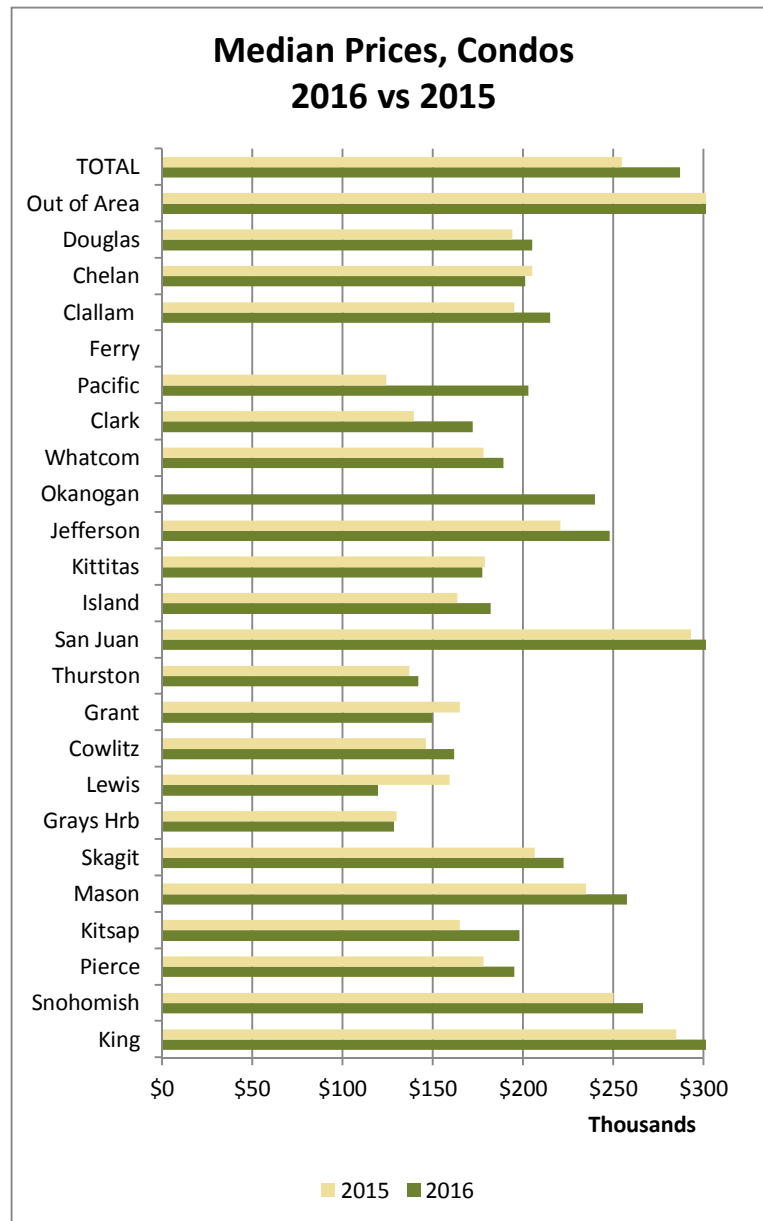
	Median Price			Units		
	2016	2015	% change	2016	2015	% change
King	\$548,000	\$480,000	14.17%	27,137	26,693	1.66%
Snohomish	\$390,000	\$355,000	9.86%	12,410	11,303	9.79%
Pierce	\$275,000	\$249,950	10.02%	14,954	13,273	12.66%
Kitsap	\$284,135	\$260,000	9.28%	4,525	4,051	11.70%
Mason	\$194,000	\$170,000	14.12%	1,163	1,055	10.24%
Skagit	\$280,250	\$255,000	9.90%	2,160	1,866	15.76%
Grays Hrb	\$146,053	\$137,900	5.91%	1,192	985	21.02%
Lewis	\$172,500	\$157,000	9.87%	1,075	982	9.47%
Cowlitz	\$197,750	\$178,500	10.78%	1,344	1,283	4.75%
Grant	\$178,975	\$165,000	8.47%	848	852	-0.47%
Thurston	\$264,950	\$245,000	8.14%	4,907	4,115	19.25%
San Juan	\$470,000	\$439,500	6.94%	309	276	11.96%
Island	\$312,250	\$285,000	9.56%	1,748	1,643	6.39%
Kittitas	\$257,900	\$240,000	7.46%	819	795	3.02%
Jefferson	\$308,000	\$274,020	12.40%	626	620	0.97%
Okanogan	\$177,000	\$163,000	8.59%	390	373	4.56%
Whatcom	\$315,000	\$285,000	10.53%	3,159	3,001	5.26%
Clark	\$295,250	\$252,000	17.16%	434	474	-8.44%
Pacific	\$143,500	\$140,000	2.50%	481	442	8.82%
Ferry	\$102,500	\$123,000	-16.67%	40	27	48.15%
Clallam	\$249,000	\$222,250	12.04%	780	646	20.74%
Chelan	\$289,900	\$275,000	5.42%	703	585	20.17%
Douglas	\$262,000	\$240,000	9.17%	345	347	-0.58%
Out of Area	\$159,000	\$145,000	9.66%	323	288	12.15%
TOTAL	\$347,950	\$320,000	8.73%	81,872	75,975	7.76%

From Dec. reports



CLOSED SALES, Condominiums (excl. SFH) 2016 vs 2015

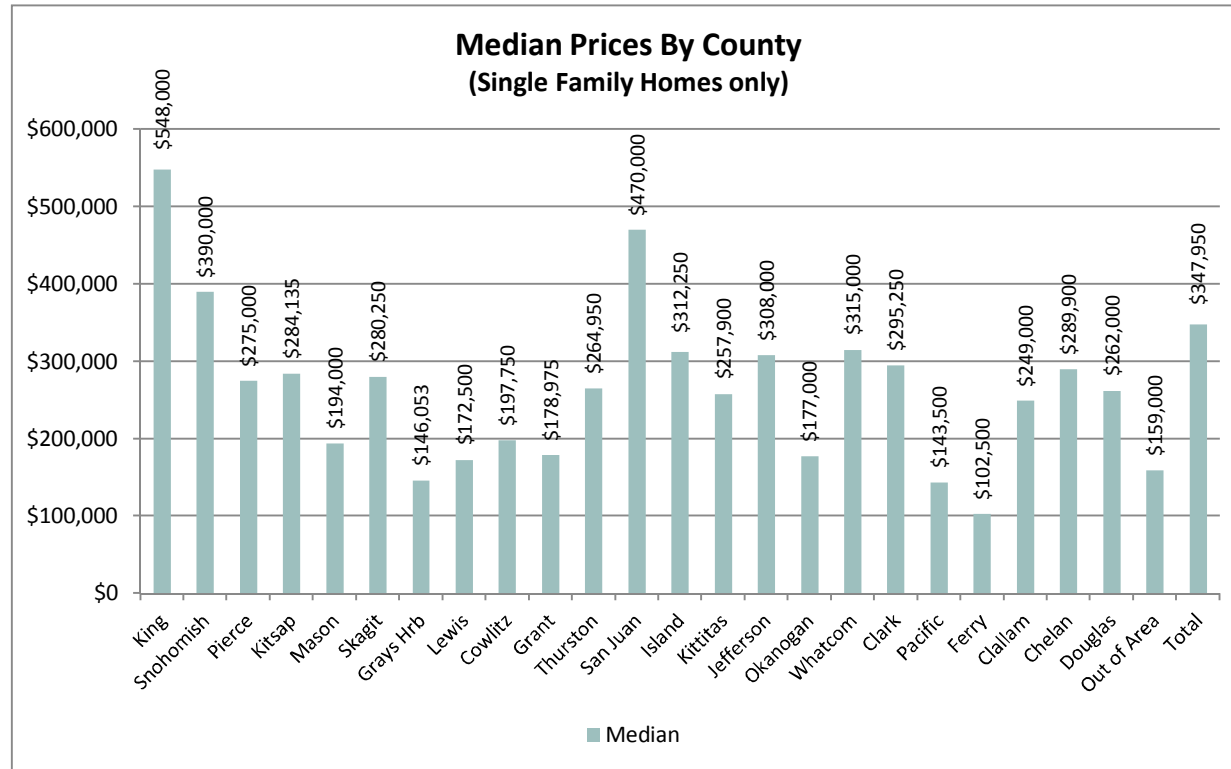
	Median Price			Units		
	2016	2015	% change	2016	2015	% change
King	\$326,000	\$285,000	14.39%	8,407	7,573	11.01%
Snohomish	\$266,500	\$250,000	6.60%	2,762	2,642	4.54%
Pierce	\$195,000	\$178,000	9.55%	975	809	20.52%
Kitsap	\$198,000	\$165,000	20.00%	237	223	6.28%
Mason	\$257,475	\$235,000	9.56%	08	11	-27.27%
Skagit	\$222,500	\$206,500	7.75%	84	82	2.44%
Grays Hrb	\$128,500	\$130,000	-1.15%	66	47	40.43%
Lewis	\$119,500	\$159,250	-24.96%	03	02	50.00%
Cowlitz	\$162,000	\$146,053	10.92%	21	22	-4.55%
Grant	\$149,900	\$165,000	-9.15%	23	14	64.29%
Thurston	\$141,900	\$136,890	3.66%	135	109	23.85%
San Juan	\$310,000	\$293,000	5.80%	17	19	-10.53%
Island	\$182,125	\$163,500	11.39%	88	69	27.54%
Kittitas	\$177,500	\$179,025	-0.85%	52	45	15.56%
Jefferson	\$248,000	\$220,600	12.42%	32	47	-31.91%
Okanogan	\$240,000	0	N/A	01	00	N/A
Whatcom	\$189,000	\$178,000	6.18%	542	463	17.06%
Clark	\$172,000	\$139,500	23.30%	23	24	-4.17%
Pacific	\$203,000	\$124,250	63.38%	31	34	-8.82%
Ferry	0	0	0.00%	00	00	0.00%
Clallam	\$214,900	\$195,000	10.21%	25	36	-30.56%
Chelan	\$201,110	\$205,000	-1.90%	59	55	7.27%
Douglas	\$205,000	\$194,200	5.56%	15	10	50.00%
Out of Area	\$347,995	\$318,250	9.35%	22	20	10.00%
TOTAL	\$287,000	\$254,900	12.59%	13,628	12,356	10.29%



2016 CLOSED SALES by County, Single Family Homes only (excl. condo)

County	Units	Median	Average	Lowest	Highest
King	27,137	\$548,000	\$650,917	35,000	\$9,751,880
Snohomish	12,410	\$390,000	\$424,711	15,000	\$8,000,000
Pierce	14,954	\$275,000	\$306,641	19,000	\$2,250,000
Kitsap	4,525	\$284,135	\$348,062	\$7,750	\$2,900,000
Subtotal, 4-county Puget Sound region	59,026	\$398,000	\$494,489	\$7,750	\$9,751,880
Mason	1,163	\$194,000	\$216,329	\$20,500	\$915,000
Skagit	2,160	\$280,250	\$319,998	\$27,000	\$2,650,000
Grays Hrb	1,192	\$146,053	\$162,322	\$11,000	\$1,360,000
Lewis	1,075	\$172,500	\$187,347	\$16,350	\$760,000
Cowlitz	1,344	\$197,750	\$211,841	\$6,622	\$705,000
Grant	848	\$178,975	\$192,541	\$18,000	\$1,250,000
Thurston	4,907	\$264,950	\$281,884	\$20,000	\$1,775,000
San Juan	309	\$470,000	\$627,011	\$55,000	\$5,600,000
Island	1,748	\$312,250	\$365,979	\$24,500	\$5,100,000
Kittitas	819	\$257,900	\$338,681	\$36,000	\$7,500,000
Jefferson	626	\$308,000	\$341,342	\$12,500	\$1,300,000
Okanogan	390	\$177,000	\$226,508	\$20,000	\$3,325,000
Whatcom	3,159	\$315,000	\$344,466	\$10,000	\$2,150,000
Clark	434	\$295,250	\$325,383	\$76,100	\$1,500,000
Pacific	481	\$143,500	\$162,656	\$19,800	\$634,900
Ferry	40	\$102,500	\$137,712	\$20,000	\$361,000
Clallam	780	\$249,000	\$266,764	\$14,900	\$1,100,000
Chelan	703	\$289,900	\$361,113	\$45,000	\$2,000,000
Douglas	345	\$262,000	\$286,747	\$48,375	\$1,005,000
Sub-total, 17 counties, excl Puget Sound region	22,523				
Other/Out of Area	323	\$159,000	\$185,497	\$12,000	\$1,150,000
TOTAL, all areas	81,872	\$347,950	\$434,956	\$6,622	\$9,751,880
Total Value, sales					\$35,610,717,632

County	Median
King	\$548,000
Snohomish	\$390,000
Pierce	\$275,000
Kitsap	\$284,135
Mason	\$194,000
Skagit	\$280,250
Grays Hrb	\$146,053
Lewis	\$172,500
Cowlitz	\$197,750
Grant	\$178,975
Thurston	\$264,950
San Juan	\$470,000
Island	\$312,250
Kittitas	\$257,900
Jefferson	\$308,000
Okanogan	\$177,000
Whatcom	\$315,000
Clark	\$295,250
Pacific	\$143,500
Ferry	\$102,500
Clallam	\$249,000
Chelan	\$289,900
Douglas	\$262,000
Out of Area	\$159,000
Total	\$347,950



Data from Dec16 Area Statistics Report + Area Market Surveys

King County Sub-areas - SFH only					
Area	Units	Median	Average	Lowest	Highest
Sub-area	Units	Median	Avg	Lowest	Highest
SW King	3,111	\$295,000	\$323,281	\$55,000	\$2,400,000
SE King	6,098	\$377,000	\$360,248	\$40,000	\$1,915,000
Seattle	7,639	\$565,000	\$650,300	\$109,000	\$5,750,000
N King	1,094	\$435,000	\$503,845	\$135,000	\$3,300,000
Eastside	8,354	\$663,800	\$807,414	\$48,500	\$13,800,000
Vashon = #800	176	\$463,750	\$533,300	\$141,799	\$1,500,000

NWMLS map areas, King Co subareas

SW King = NWMLS Map Area 100,110,120,130

SE King = #s 300,310,320,330,340,350,360

Seattle = #s 140,380,385,390,700,701,705,710

N. King = #s 715,720 (portion of 610 in King Co incl. in Snoh. stats)

Eastside = #s 500,510,520,530,540,550,560,600

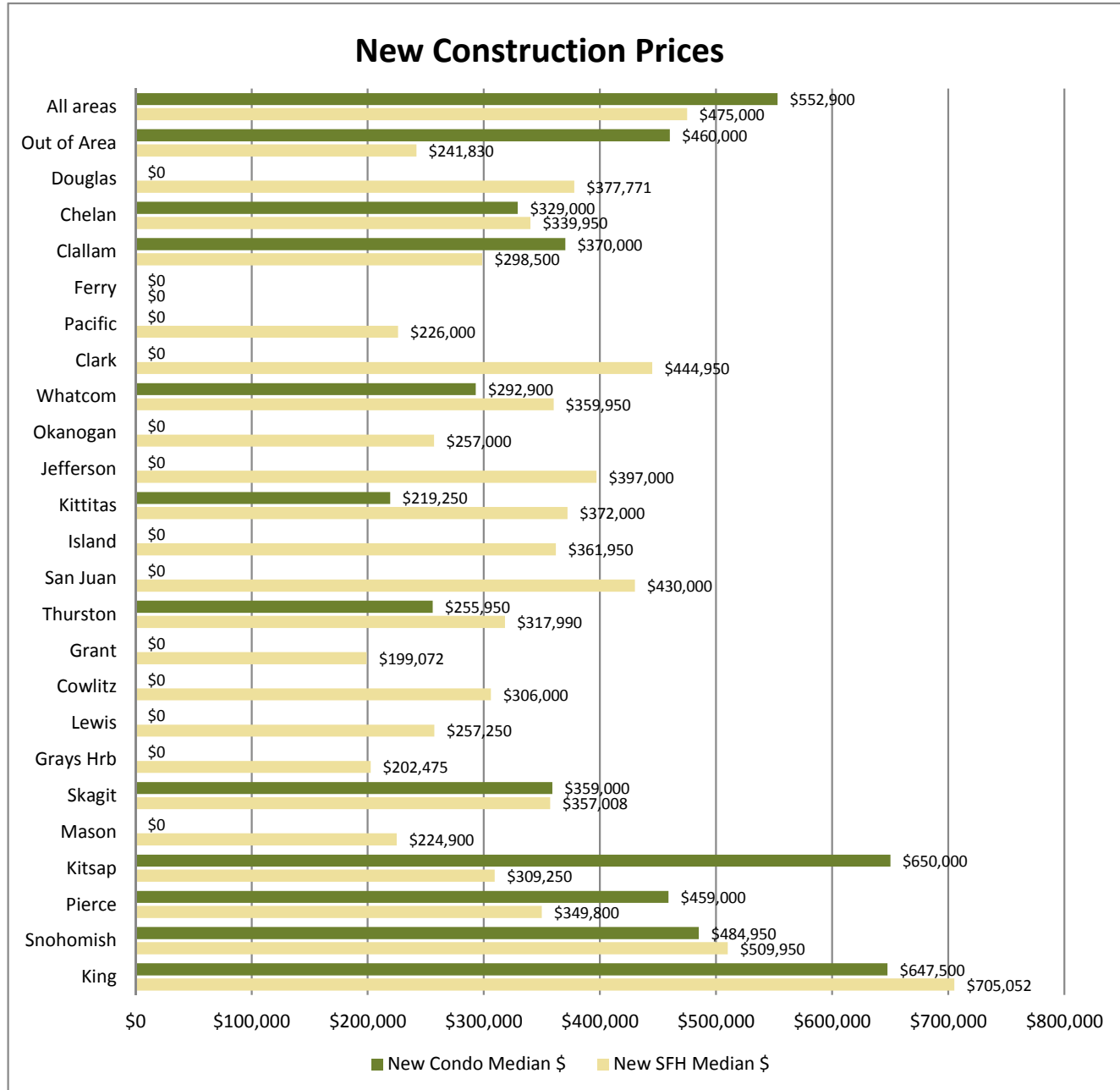
Vashon = #800

NEW CONSTRUCTION, 2016 Closed Sales by County, Single Family Homes & Condos

SINGLE FAMILY HOMES					
County	Units	Median \$	Avg Price	Lowest	Highest
King	3,550	\$705,052	\$826,847	\$58,722	\$7,025,000
Snohomish	1,849	\$509,950	\$519,806	\$48,360	\$1,650,000
Pierce	1,820	\$349,800	\$380,943	\$154,000	\$1,435,000
Kitsap	459	\$309,250	\$360,089	\$150,000	\$1,860,000
Mason	19	\$224,900	\$274,788	\$183,700	\$789,900
Skagit	208	\$357,008	\$401,536	\$202,000	\$1,300,000
Grays Hrb	70	\$202,475	\$262,036	\$85,000	\$1,360,000
Lewis	14	\$257,250	\$261,601	\$215,000	\$320,000
Cowlitz	17	\$306,000	\$317,225	\$151,000	\$444,395
Grant	97	\$199,072	\$210,172	\$50,000	\$443,400
Thurston	677	\$317,990	\$337,180	\$181,900	\$830,000
San Juan	12	\$430,000	\$385,083	\$32,000	\$669,000
Island	86	\$361,950	\$350,232	\$95,000	\$696,500
Kittitas	110	\$372,000	\$495,920	\$165,000	\$1,261,085
Jefferson	29	\$397,000	\$402,068	\$225,500	\$640,000
Okanogan	08	\$257,000	\$284,112	\$220,000	\$430,000
Whatcom	238	\$359,950	\$397,436	\$171,000	\$1,484,994
Clark	02	\$444,950	\$444,950	\$224,900	\$600,000
Pacific	07	\$226,000	\$210,643	\$439,900	\$450,000
Ferry	00		\$0		
Clallam	52	\$298,500	\$324,082	\$90,000	\$597,300
Chelan	66	\$339,950	\$409,346	\$222,400	\$1,839,400
Douglas	14	\$377,771	\$358,872	\$204,500	\$499,000
Out of Area	12	\$241,830	\$243,362	\$165,000	\$430,000
TOTAL	9,416	\$475,000	\$570,498	\$32,000	\$7,025,000

CONDOMINIUMS					
County	Units	Median \$	Avg Price	Lowest	Highest
King	905	\$647,500	\$746,186	\$125,000	\$2,817,800
Snohomish	362	\$484,950	\$463,665	\$247,000	\$661,995
Pierce	55	\$459,000	\$441,631	\$74,950	\$967,582
Kitsap	03	\$650,000	\$776,983	\$631,000	\$1,049,950
Mason	00		\$0	\$0	\$0
Skagit	01	\$359,000	\$359,000	\$359,000	\$359,000
Grays Hrb	00		\$0	\$149,900	\$149,900
Lewis	00		\$0	\$0	\$0
Cowlitz	00		\$0	\$0	\$0
Grant	00		\$0	\$0	\$0
Thurston	13	\$255,950	\$282,352	\$243,950	\$585,000
San Juan	00		\$0	\$0	\$0
Island	00		\$0	\$0	\$0
Kittitas	02	\$219,250	\$219,250	\$219,000	\$239,500
Jefferson	00		\$0	\$0	\$0
Okanogan	00		\$0	\$0	\$0
Whatcom	31	\$292,900	\$329,726	\$204,000	\$292,900
Clark	00		\$0	\$0	\$0
Pacific	00		\$0	\$0	\$0
Ferry	00		\$0	\$0	\$0
Clallam	01	\$370,000	\$370,000	\$370,000	\$370,000
Chelan	01	\$329,000	\$329,000	\$329,000	\$329,000
Douglas	00		\$0	\$0	\$0
Out of Area	01	\$460,000	\$460,000	\$650,000	\$650,000
TOTAL	1,375	\$552,900	\$644,083	\$74,950	\$2,817,800

County	New SFH Median \$	New Condo Median \$
King	\$705,052	\$647,500
Snohomish	\$509,950	\$484,950
Pierce	\$349,800	\$459,000
Kitsap	\$309,250	\$650,000
Mason	\$224,900	\$0
Skagit	\$357,008	\$359,000
Grays Hrb	\$202,475	\$0
Lewis	\$257,250	\$0
Cowlitz	\$306,000	\$0
Grant	\$199,072	\$0
Thurston	\$317,990	\$255,950
San Juan	\$430,000	\$0
Island	\$361,950	\$0
Kittitas	\$372,000	\$219,250
Jefferson	\$397,000	\$0
Okanogan	\$257,000	\$0
Whatcom	\$359,950	\$292,900
Clark	\$444,950	\$0
Pacific	\$226,000	\$0
Ferry	\$0	\$0
Clallam	\$298,500	\$370,000
Chelan	\$339,950	\$329,000
Douglas	\$377,771	\$0
Out of Area	\$241,830	\$460,000
All areas	\$475,000	\$552,900



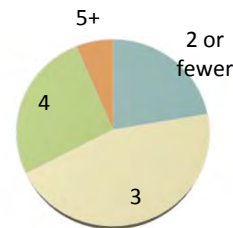
DISTRIBUTION OF SALES by # of Bedrooms -Single Family + Condos, 2016 Closed Sales

Closed Sales by # of Bedrooms

Single Family	2 or fewer bdrm	% of total (in that co)	3 bdrm	% of total (in that co)	4 bdrm	% of total (in that co)	5+ bdrm	% of total (in that co)	Total
King	10,006	28.15%	12,552	35.32%	9,794	27.56%	3,189	8.97%	35,541
Snoh	2,185	14.84%	6,752	45.85%	4,776	32.43%	1,012	6.87%	14,725
Pierce	2,121	13.40%	7,981	50.41%	4,757	30.05%	972	6.14%	15,831
Kitsap	915	19.31%	2,760	58.25%	969	20.45%	94	1.98%	4,738
Mason	412	34.68%	663	55.81%	104	8.75%	9	0.76%	1,188
Skagit	421	18.77%	1,329	59.25%	423	18.86%	70	3.12%	2,243
Grays Hrbr	432	34.07%	613	48.34%	184	14.51%	39	3.08%	1,268
Lewis	264	24.81%	607	57.05%	159	14.94%	34	3.20%	1,064
Cowlitz	231	17.19%	765	56.92%	291	21.65%	57	4.24%	1,344
Grant	171	19.57%	453	51.83%	204	23.34%	46	5.26%	874
Thurston	640	12.70%	2,899	57.54%	1,315	26.10%	184	3.65%	5,038
San Juan	154	45.97%	138	41.19%	34	10.15%	9	2.69%	335
Island	608	33.12%	984	53.59%	221	12.04%	23	1.25%	1,836
Kittitas	239	27.50%	441	50.75%	161	18.53%	28	3.22%	869
Jefferson	286	43.73%	316	48.32%	44	6.73%	8	1.22%	654
Okanogan	157	39.35%	177	44.36%	52	13.03%	13	3.26%	399
Whatcom	968	25.97%	1,806	48.44%	800	21.46%	154	4.13%	3,728
Clark	77	16.96%	238	52.42%	109	24.01%	30	6.61%	454
Pacific	271	51.72%	203	38.74%	44	8.40%	6	1.15%	524
Ferry	15	34.88%	19	44.19%	7	16.28%	2	4.65%	43
Clallam	256	31.11%	443	53.83%	107	13.00%	17	2.07%	823
Chelan	179	23.77%	361	47.94%	173	22.97%	40	5.31%	753
Douglas	59	16.48%	182	50.84%	98	27.37%	19	5.31%	358
Other	85	26.15%	161	49.54%	62	19.08%	17	5.23%	325
TOTAL	21,152	22.28%	42,843	45.12%	24,888	26.21%	6,072	6.39%	94,955
% of total	22.28%		45.12%		26.21%		6.39%		100.00%

TOTALS	2 or fewer	3	4	5+
	21,152	42,843	24,888	6,072

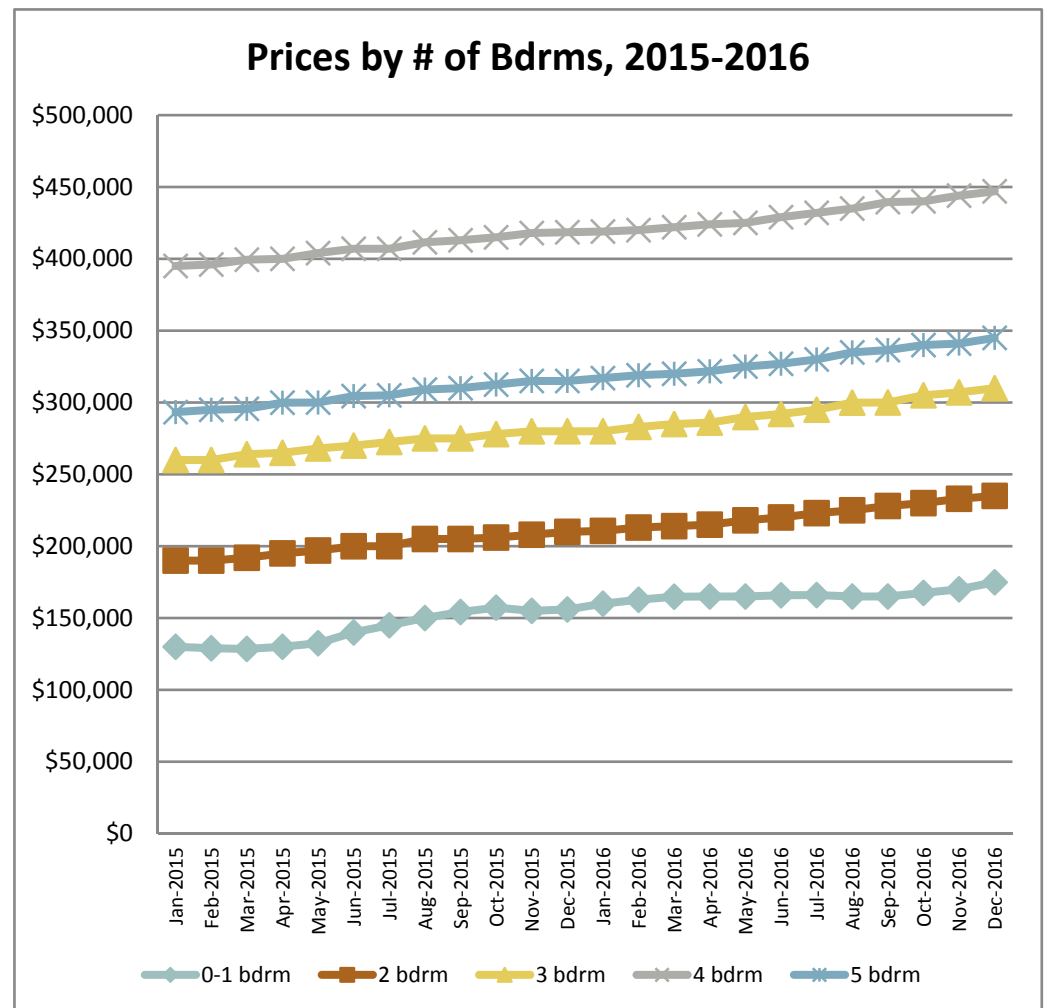
Sales by # of Bdrms



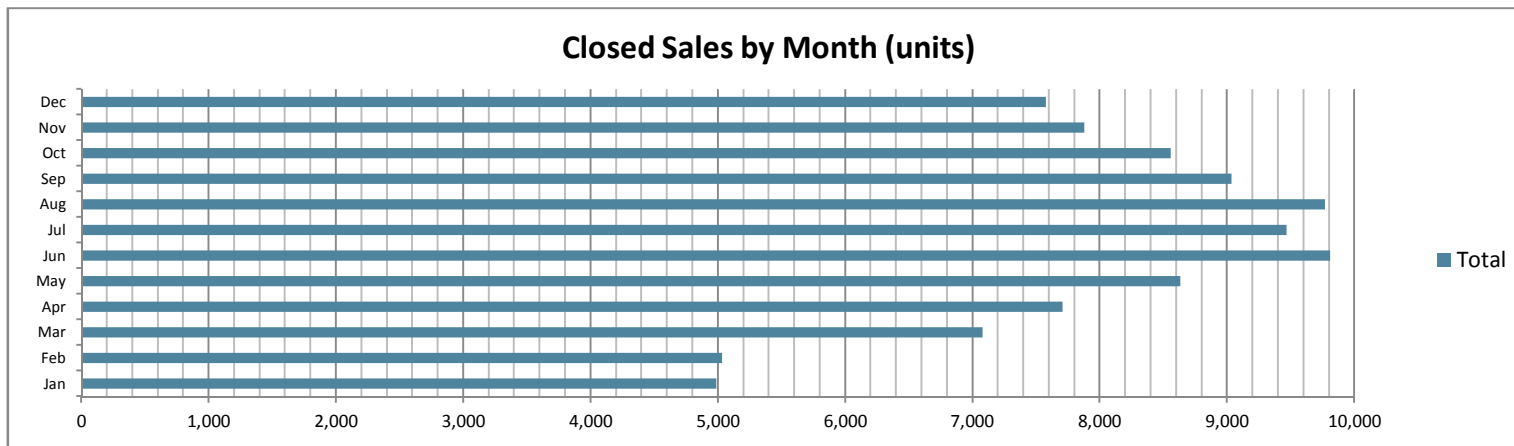
DISTRIBUTION OF SALES by # of Bedrooms, Median Prices (SFH only)

2015-2016 - All areas

	0-1 bdrm	2 bdrm	3 bdrm	4 bdrm	5 bdrm
Jan-2015	\$130,000	\$190,000	\$260,000	\$395,000	\$293,299
Feb-2015	\$129,000	\$190,000	\$260,000	\$396,050	\$294,950
Mar-2015	\$128,500	\$191,950	\$264,000	\$399,398	\$295,600
Apr-2015	\$130,000	\$195,000	\$265,000	\$400,000	\$299,900
May-2015	\$132,500	\$197,000	\$268,000	\$404,000	\$300,000
Jun-2015	\$140,000	\$199,950	\$270,000	\$406,993	\$304,500
Jul-2015	\$145,000	\$200,000	\$272,500	\$407,000	\$305,000
Aug-2015	\$150,000	\$205,000	\$275,000	\$411,500	\$309,000
Sep-2015	\$154,210	\$205,000	\$275,000	\$412,950	\$310,000
Oct-2015	\$157,250	\$206,000	\$278,000	\$415,000	\$312,500
Nov-2015	\$155,000	\$208,000	\$279,950	\$417,950	\$315,000
Dec-2015	\$156,000	\$210,000	\$280,000	\$418,500	\$315,000
Jan-2016	\$160,000	\$210,650	\$280,000	\$419,000	\$317,000
Feb-2016	\$162,750	\$213,000	\$283,000	\$420,000	\$319,000
Mar-2016	\$164,871	\$213,950	\$285,000	\$422,000	\$320,000
Apr-2016	\$165,000	\$215,000	\$286,000	\$424,000	\$321,696
May-2016	\$165,000	\$218,000	\$289,900	\$425,000	\$325,000
Jun-2016	\$165,850	\$220,000	\$292,000	\$429,000	\$327,000
Jul-2016	\$166,000	\$223,000	\$295,000	\$432,000	\$330,000
Aug-2016	\$165,000	\$225,000	\$299,900	\$435,000	\$334,900
Sep-2016	\$165,000	\$228,000	\$300,000	\$439,500	\$336,500
Oct-2016	\$167,475	\$230,000	\$305,000	\$440,000	\$340,000
Nov-2016	\$170,000	\$233,007	\$307,000	\$444,000	\$341,000
Dec-2016	\$174,900	\$235,000	\$309,950	\$447,000	\$345,000



CLOSED SALES - UNITS 2016, Single Family Homes + Condos (combined)													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
King	1,720	1,824	2,570	2,886	3,242	3,800	3,653	3,656	3,309	3,272	2,911	2,701	35,544
Snoh	811	848	1,156	1,213	1,386	1,493	1,515	1,538	1,431	1,364	1,270	1,147	15,172
Pierce	904	866	1,267	1,346	1,442	1,558	1,499	1,576	1,508	1,339	1,298	1,326	15,929
Kitsap	242	263	352	357	397	492	439	497	448	427	389	459	4,762
Mason	58	82	70	105	89	116	127	132	107	105	82	98	1,171
Skagit	106	110	162	220	202	230	211	238	234	188	169	174	2,244
GraysHrb	90	75	93	81	108	132	127	116	131	117	113	75	1,258
Lewis	75	58	71	80	98	114	119	102	107	79	94	81	1,078
Cowlitz	95	73	100	100	114	148	108	134	126	128	124	115	1,365
Grant	34	35	78	78	75	93	76	96	85	96	64	61	871
Thurston	265	263	369	396	469	488	514	494	462	438	454	430	5,042
San Juan	20	19	16	17	31	23	34	37	39	32	28	30	326
Island	82	92	124	132	175	233	187	193	174	187	120	137	1,836
Kittitas	52	46	60	64	58	84	97	102	80	77	78	73	871
Jefferson	47	28	41	55	65	70	71	63	61	60	50	47	658
Okanogan	22	18	31	20	32	33	42	43	43	40	36	31	391
Whatcom	184	174	281	315	364	398	359	398	355	290	308	275	3,701
Clark	26	26	30	37	39	32	44	39	48	41	42	53	457
Pacific	33	27	38	32	43	57	39	45	53	53	40	52	512
Ferry	3	1	3	4	5	1	3	6	4	5	3	2	40
Clallam	33	44	63	55	60	72	63	93	82	69	83	88	805
Chelan	47	30	47	63	65	71	80	83	71	68	65	72	762
Douglas	24	17	27	21	34	33	33	44	42	38	22	25	360
Other	12	10	26	28	37	34	26	42	32	41	34	23	345
TOTAL	4,985	5,029	7,075	7,705	8,630	9,805	9,466	9,767	9,032	8,554	7,877	7,575	95,500
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Total	4,985	5,029	7,075	7,705	8,630	9,805	9,466	9,767	9,032	8,554	7,877	7,575	



CLOSED SALES -DOLLAR VOLUME 2016, SFH + Condos (combined)

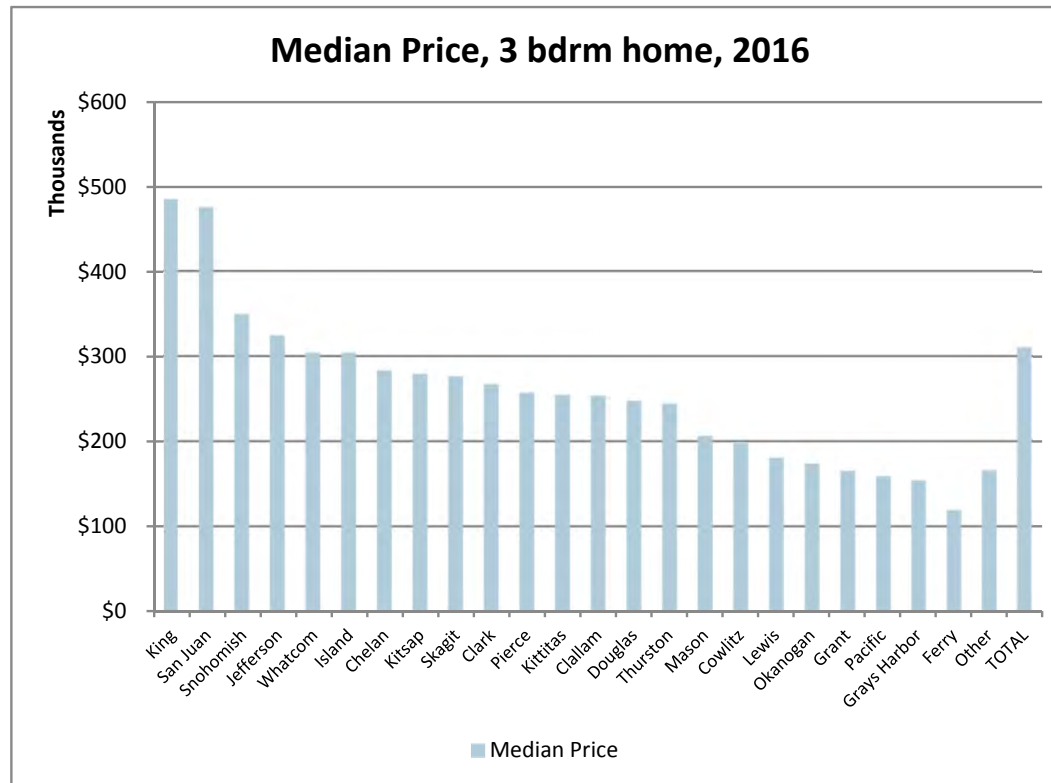
	Units	Avg Price	\$ Vol
King	35,544	\$592,534	\$21,061,044,135
Snoh	15,172	\$400,588	\$6,077,726,901
Pierce	15,929	\$302,089	\$4,811,982,849
Kitsap	4,762	\$344,106	\$1,638,630,867
Mason	1,171	\$216,667	\$253,716,589
Skagit	2,244	\$317,963	\$713,509,196
GraysHrb	1,258	\$160,676	\$202,130,131
Lewis	1,078	\$187,169	\$201,767,988
Cowlitz	1,365	\$210,822	\$287,772,303
Grant	871	\$191,363	\$166,677,121
Thurston	5,042	\$278,849	\$1,405,956,456
San Juan	326	\$609,422	\$198,671,445
Island	1,836	\$356,954	\$655,368,370
Kittitas	871	\$330,901	\$288,214,910
Jefferson	658	\$336,847	\$221,645,017
Okanogan	391	\$226,543	\$88,578,403
Whatcom	3,701	\$326,350	\$1,207,819,870
Clark	457	\$318,145	\$145,392,110
Pacific	512	\$163,177	\$83,546,854
Ferry	40	\$137,712	\$5,508,486
Clallam	805	\$264,567	\$212,976,467
Chelan	762	\$349,276	\$266,148,510
Douglas	360	\$284,514	\$102,424,860
Other	345	\$196,934	\$67,942,271
TOTAL	95,500	\$422,672	\$40,365,152,125
2015	88,331	\$386,805	\$34,166,872,455

Total sales volume 2015 \$40,365,152,125
 Total sales volume 2014 \$34,166,872,455
 % change, 2016 vs 2015 18.14%

COMPARISON OF 2016 PRICES for 3 Bedroom Homes by County

Closed Sales Single Family Homes only (excl. condo)

County	Median Price	# Units
King	\$485,000	11,479
San Juan	\$475,000	137
Snohomish	\$350,000	5,809
Jefferson	\$325,000	310
Whatcom	\$305,000	1,706
Island	\$305,000	981
Chelan	\$283,850	356
Kitsap	\$280,000	2,732
Skagit	\$276,950	1,327
Clark	\$268,000	233
Pierce	\$258,000	7,774
Kittitas	\$255,750	450
Clallam	\$255,000	433
Douglas	\$248,250	180
Thurston	\$245,000	2,861
Mason	\$207,500	667
Cowlitz	\$198,900	779
Lewis	\$182,000	617
Okanogan	\$175,000	177
Grant	\$166,750	456
Pacific	\$159,950	202
Grays Harbor	\$155,000	609
Ferry	\$120,000	19
Other	\$167,000	161
TOTAL	\$311,000	40,455



from online Area Market Surveys & Stat Generator of 23 counties in NWMLS service area.

SUMMARY OF CONDOMINIUM SALES 2016

	# Units	% of total	Median	Average	Low	High	\$ value
King	8,407	61.69%	\$326,000	\$404,081	\$57,500	\$8,000,000	\$3,397,106,445
Sno	2,762	20.27%	\$266,500	\$292,200	\$65,000	\$1,575,000	\$807,056,593
Pierce	975	7.15%	\$195,000	\$232,273	\$45,000	\$1,000,000	\$226,465,970
Kitsap	237	1.74%	\$198,000	\$268,575	\$26,601	\$1,300,000	\$63,652,171
Mason	08	0.06%	\$257,475	\$265,794	\$217,500	\$334,000	\$290,000
Skagit	84	0.62%	\$222,500	\$265,643	\$60,000	\$985,000	\$652,500
Grays Hrb	66	0.48%	\$128,500	\$130,939	\$25,000	\$295,000	\$8,641,990
Lewis	03	0.02%	\$119,500	\$123,167	\$100,000	\$119,500	\$369,500
Cowlitz	21	0.15%	\$162,000	\$145,652	\$30,000	\$239,000	\$3,058,694
Grant	23	0.17%	\$149,900	\$147,936	\$75,000	\$325,000	\$3,402,522
Thurston	135	0.99%	\$141,900	\$168,522	\$56,199	\$585,000	\$22,750,477
San Juan	17	0.12%	\$310,000	\$289,701	\$79,000	\$515,000	\$4,924,925
Island	88	0.65%	\$182,125	\$177,681	\$68,750	\$425,000	\$15,635,951
Kittitas	52	0.38%	\$177,500	\$208,350	\$78,000	\$482,000	\$10,834,177
Jefferson	32	0.23%	\$248,000	\$248,905	\$132,000	\$390,000	\$7,964,948
Okanogan	01	0.01%	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000
Whatcom	542	3.98%	\$189,000	\$220,759	\$34,800	\$1,216,674	\$119,651,145
Clark	23	0.17%	\$172,000	\$181,556	\$19,000	\$297,500	\$4,175,779
Pacific	31	0.23%	\$203,000	\$171,254	\$74,000	\$320,000	\$5,308,862
Ferry	00	0.00%	\$0	\$0	\$0	\$0	\$0
Clallam	25	0.18%	\$214,900	\$196,038	\$75,000	\$370,000	\$4,900,940
Chelan	59	0.43%	\$201,110	\$208,240	\$68,600	\$499,000	\$12,286,158
Douglas	15	0.11%	\$205,000	\$233,126	\$119,900	\$410,000	\$3,496,884
Out of Area	22	0.16%	\$347,995	\$364,854	\$71,500	\$341,000	\$8,026,780
TOTAL	13,628	100.00%	\$287,000	\$348,869	\$26,601	\$8,000,000	\$4,754,391,229

Data from Dec. Area Statistics Report and online surveys; excludes boat moorage slips & storage garages.

CONDOMINIUM SALES by # of bedrooms

	2 or fewer	3	4	5+	All
# units	10,336	2,924	608	44	13,628
Avg price	\$269,700	\$362,239	\$474,846	\$494,405	\$348,869
Median \$	\$269,000	\$309,850	\$439,950	\$496,473	\$287,000
Lowest	\$20,000	\$56,199	\$139,950	\$179,900	\$20,000
Highest	\$7,155,000	\$8,000,000	\$2,255,000	\$735,990	\$8,000,000

75% of all condos sold during 2016 had 2 or fewer bedrooms

Totals are from Dec. Area Statistics Report

SUMMARY OF CONDOMINIUM SALES in King County 2016

SP=\$1+; Areas = map areas +King Co

	# Units	% of total	Median	Average	Low	High	\$ value
SW King	757	9.00%	\$169,950	\$193,361	\$65,299	\$720,000	\$146,374,277
SE King	971	11.55%	\$202,000	\$209,029	\$57,500	\$800,000	\$202,967,159
Seattle	3,541	42.12%	\$408,500	\$512,680	\$90,000	\$8,000,000	\$1,815,399,880
N King	182	2.16%	\$236,000	\$275,402	\$100,000	\$720,000	\$50,123,164
Eastside	2,952	35.11%	\$339,000	\$408,536	\$84,000	\$2,975,000	\$1,205,998,272
Vashon	4	0.05%	\$372,750	\$364,933	\$192,000	\$590,000	\$1,459,732
Total*	8,407	100.00%	\$326,000	\$404,081	\$65,299	\$8,000,000	\$3,397,108,967

Sub-area figures are from Area Market Survey

*Totals are from Dec. Area Statistics Report

SW King = NWMLS Map Area 100,110,120,130

SE King = #s 300,310,320,330,340,350,360

Seattle = #s 140,380,385,390,700, 701, 705, 710

N. King = #s 715,720

Eastside = #s 500,510,520,530,540,550,560,600

Vashon = #800

HIGH END PROPERTY SALES, By County, 2016

MLS Map Area	Description	SFH, Sales Price =\$1 mil +
King Co	100, 110, 120, 130	18
	300, 310, 320, 330, 340, 350, 360	41
	140, 380, 385, 390, 700, 701, 705, 710	977
	715, 720, 610	24
	500, 510, 520, 530, 540, 550, 560, 600	1815
	800	4
	TOTAL - King Co	2879
	Snoh	106
	Pierce	52
	Kitsap	96
	Mason	0
	Skagit	14
	Grays Harbor	2
	Lewis	0
	Cowlitz	0
	Grant	0
	Thurston	8
	San Juan	20
	Island	24
	Kittitas	9
	Jefferson	3
	Okanogan	2
	Whatcom	23
	Clark	2
	Pacific	1
	Ferry	0
	Clallam	1
	Chelan	9
	Douglas	0
	Out of area	0
	TOTAL - 23 Counties*	3,251

2015

2,676

21.49% increase

MLS Map Area	Description	Condomniums, \$500,000-plus
King Co	100, 110, 120, 130	6
	300, 310, 320, 330, 340, 350, 360	0
	140, 380, 385, 390, 700, 701, 705, 710	878
	715, 720	16
	500, 510, 520, 530, 540, 550, 560, 600	597
	800	1
	TOTAL - King Co	1498
	Snohomish	182
	Pierce	36
	Kitsap	29
	Mason	0
	Skagit	2
	Grays Harbor	0
	Lewis	0
	Cowlitz	0
	Grant	0
	Thurston	3
	San Juan	1
	Island	0
	Kittitas	0
	Jefferson	0
	Okanogan	0
	Whatcom	19
	Clark	1
	Pacific	0
	Ferry	0
	Clallam	0
	Chelan	0
	Douglas	0
	Out of area	0
	TOTAL - 23 Counties*	1,771

2015

1,459

up 21.4%%

Of 3,251 million-dollar-plus sales of **SFH**, Map Area 520 (Bellevue/West of 405) had highest volume with 384 **sales, followed by** area 560 (Kirkland-Bridle Trails) with 347, area 390-Central Seattle with 287, and area 500-Eastside/S. of I-90 with 282. The highest priced SFH that sold during 2016 was on Mercer Island, (@\$9,751,880), followed by a \$9.75 million sale of a home in Seattle's Laurelhurst neighborhood. Fourteen homes sold for \$6 million or more: 3 on Mercer Island, 3 in Seattle, 2 each in Medina and Hunts Point, 2 in Woodway, 1 in Bellevue and 1 in Ellensburg. Among **high-end condos**, **339** sold for \$1 million-plus; 8 sold for \$3 million or more, all in Seattle (7 in area 701-Belltown/Downtown and 1 in Queen Anne. The highest priced condo sale was \$8.8 million, la penthouse residence at Escala Seattle.

COMPARISON OF AVERAGE PRICES, Puget Sound (Wash.) Area Since 1990

Average Prices (Closed Sales – Residential & Condominium)

(year-to-date figures, from December statistical reports); avg prices are used because YTD median prices were not compiled until 2003.)

\$ Change, year over year			
YEAR	King	Snohomish	Pierce*
1989**	\$134,567	\$117,640	\$109,901
1990	\$166,270	\$142,536	\$129,277
1991	\$169,033	\$144,063	\$132,540
1992	\$172,550	\$149,084	\$140,494
1993	\$174,722	\$152,673	\$143,089
1994	\$182,351	\$158,910	\$143,216
1995	\$189,980	\$160,936	\$145,106
1996	\$197,372	\$163,613	\$146,836
1997	\$213,821	\$172,517	\$149,895
1998	\$239,839	\$189,818	\$152,553
1999	\$265,111	\$198,249	\$157,330
2000	\$287,851	\$212,097	\$173,036
2001	\$295,240	\$222,077	\$174,536
2002	\$311,285	\$233,082	\$197,317
2003	\$323,004	\$243,408	\$198,948
2004	\$356,954	\$272,221	\$234,936
2005	\$407,718	\$308,664	\$265,687
2006	\$462,562	\$354,631	\$300,884
2007	\$497,855	\$383,004	\$311,339
2008	\$481,242	\$355,628	\$284,277
2009	\$425,319	\$311,018	\$250,232
2010	\$430,409	\$292,556	\$241,429
2011	\$392,185	\$255,364	\$213,466
2012	\$405,610	\$265,920	\$216,286
2013	\$451,313	\$300,761	\$235,770
2014	\$494,055	\$330,138	\$250,477
2015	\$533,297	\$362,543	\$274,579
2016	\$592,534	\$400,588	\$302,089
\$ change since 2000	\$304,683	\$188,491	\$129,053

% Change, year over year			
YEAR	King	Snohomish	Pierce
1989 (base)	\$134,567	\$117,640	\$109,901
1990	23.56%	21.16%	17.63%
1991	1.66%	1.07%	2.52%
1992	2.08%	3.49%	6.00%
1993	1.26%	2.41%	1.85%
1994	4.37%	4.09%	0.09%
1995	4.18%	1.27%	1.32%
1996	3.89%	1.66%	1.19%
1997	8.33%	5.44%	2.08%
1998	12.17%	10.03%	1.77%
1999	10.54%	4.44%	3.13%
2000	8.58%	6.99%	9.98%
2001	2.57%	4.71%	0.87%
2002	5.43%	4.96%	13.05%
2003	3.76%	4.43%	0.83%
2004	10.51%	11.84%	18.09%
2005	14.22%	13.39%	13.09%
2006	13.45%	14.89%	13.25%
2007	7.63%	8.00%	3.47%
2008	-3.34%	-7.15%	-8.69%
2009	-11.62%	-12.54%	-11.98%
2010	1.20%	-5.94%	-3.52%
2011	-8.88%	-12.71%	-11.58%
2012	3.42%	4.13%	1.32%
2013	11.27%	13.10%	9.01%
2014	9.47%	9.77%	6.24%
2015	7.94%	9.82%	9.62%
2016	11.11%	10.49%	10.02%
% change since 2000	105.85%	88.87%	74.58%

Notes:

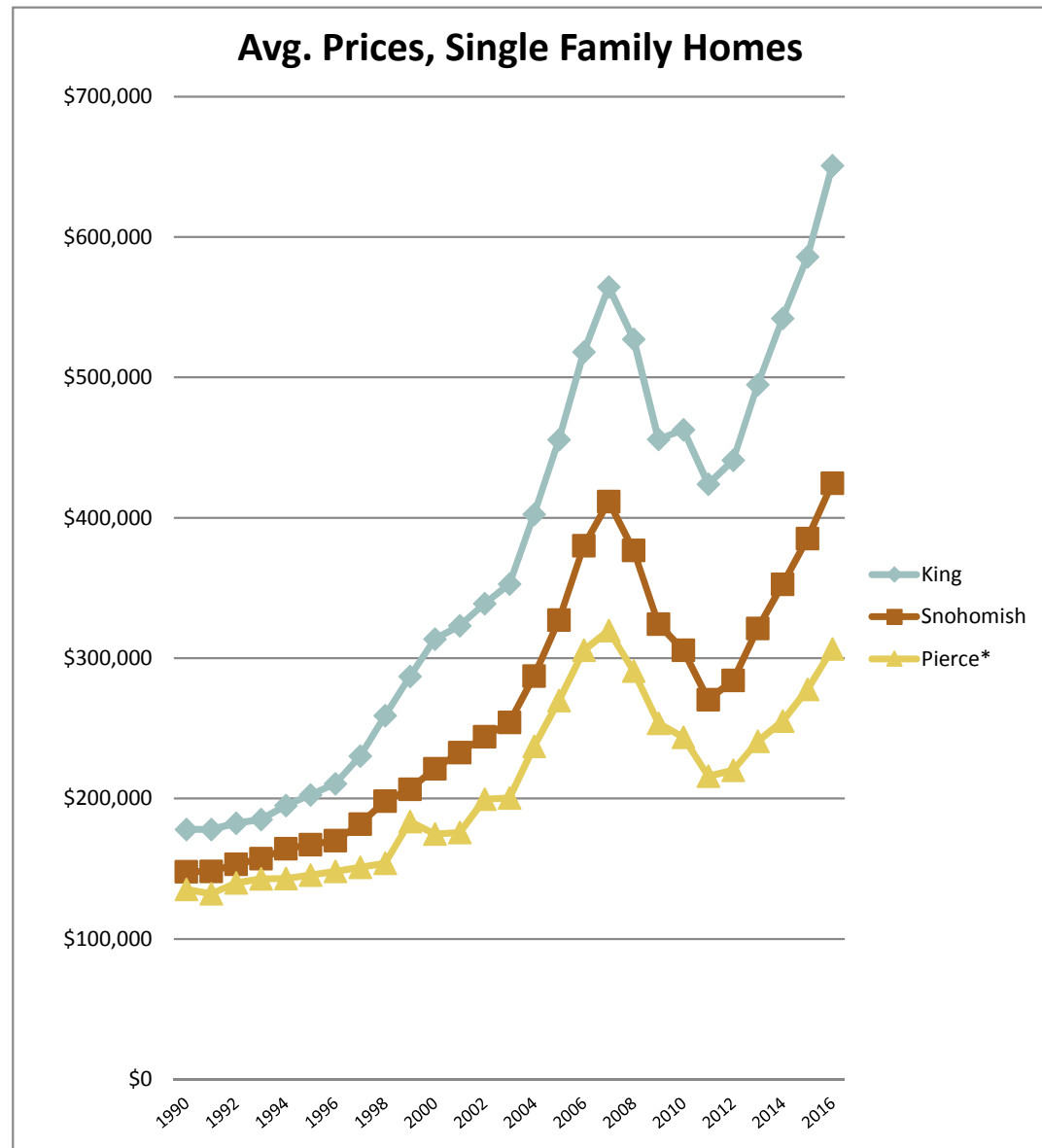
Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

** figures from Dec. 1990 report

Figures for Pierce County are partial until 1998 (primarily the northern section; NWMLS expanded services in that county during 1996-1997; the Tacoma-Pierce County MLS ceased operations 12/1/97).

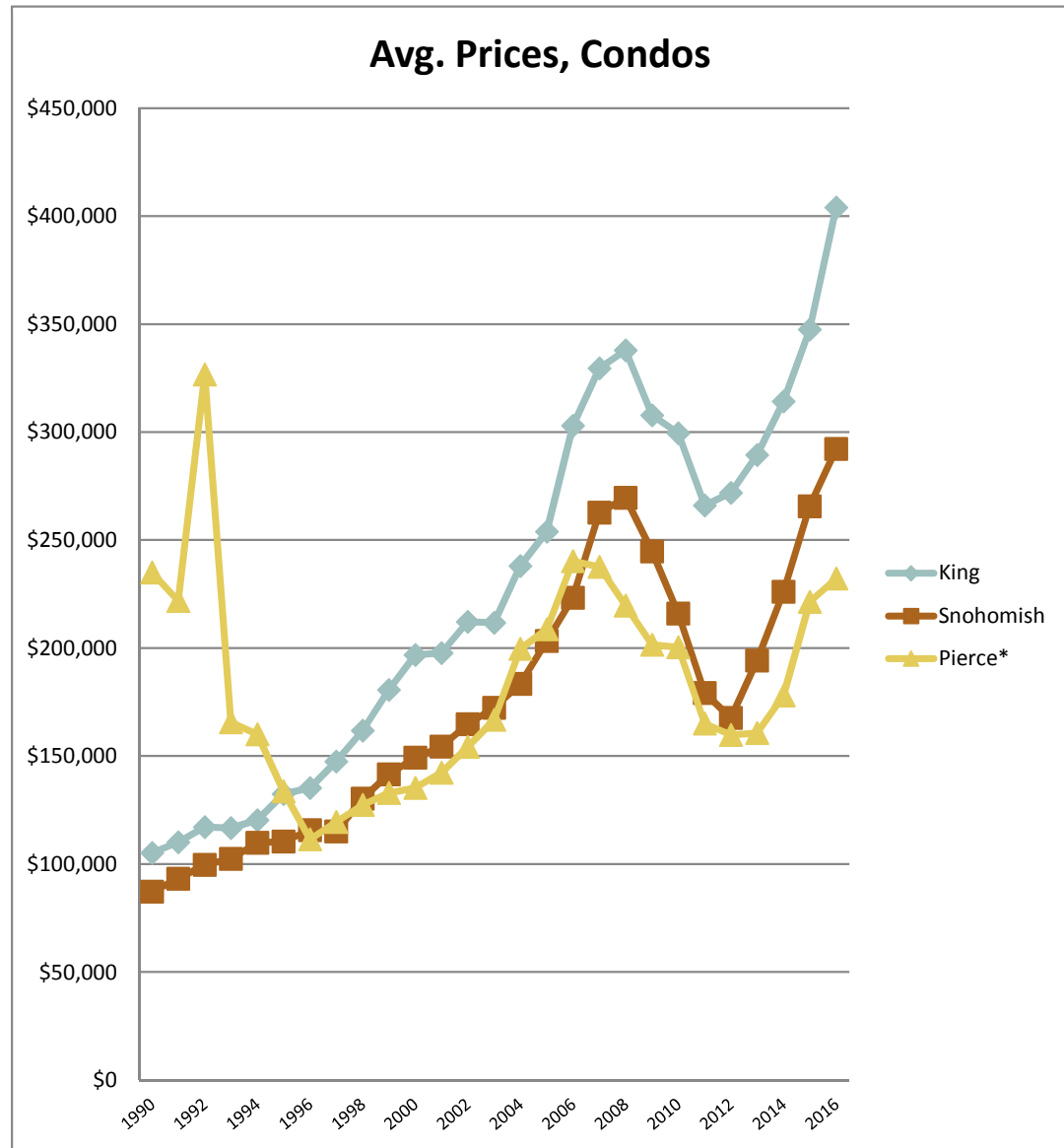
Average Prices - Closed Sales

Residential/Single Family only			
	King	Snohomish	Pierce*
1990	\$178,187	\$147,958	\$135,292
1991	\$178,146	\$148,287	132,221
1992	\$182,542	\$153,243	140,027
1993	\$185,272	\$157,252	142,860
1994	\$195,296	\$164,431	143,047
1995	\$202,639	\$167,253	145,626
1996	\$210,673	\$170,257	148,211
1997	\$230,345	\$182,003	151,129
1998	\$259,237	\$198,288	153,906
1999	\$287,075	\$206,756	183,668
2000	\$313,623	\$221,287	174,840
2001	\$323,183	\$232,842	175,972
2002	\$338,969	\$244,192	199,645
2003	\$352,956	\$254,382	200,523
2004	\$402,556	\$287,437	237,215
2005	\$455,774	\$327,259	269,840
2006	\$518,108	\$380,295	305,660
2007	\$564,468	\$411,694	\$319,626
2008	\$527,322	\$376,821	\$290,939
2009	\$455,950	\$324,294	\$253,771
2010	\$462,809	\$305,792	\$243,793
2011	\$423,951	\$270,504	\$216,019
2012	\$441,059	\$284,228	\$220,193
2013	\$494,951	\$321,284	\$240,908
2014	\$542,225	\$352,728	\$255,329
2015	\$585,982	\$385,182	\$277,815
2016	\$650,917	\$424,711	\$306,641
chg 2016 vs 2015	11.08%	10.26%	10.38%



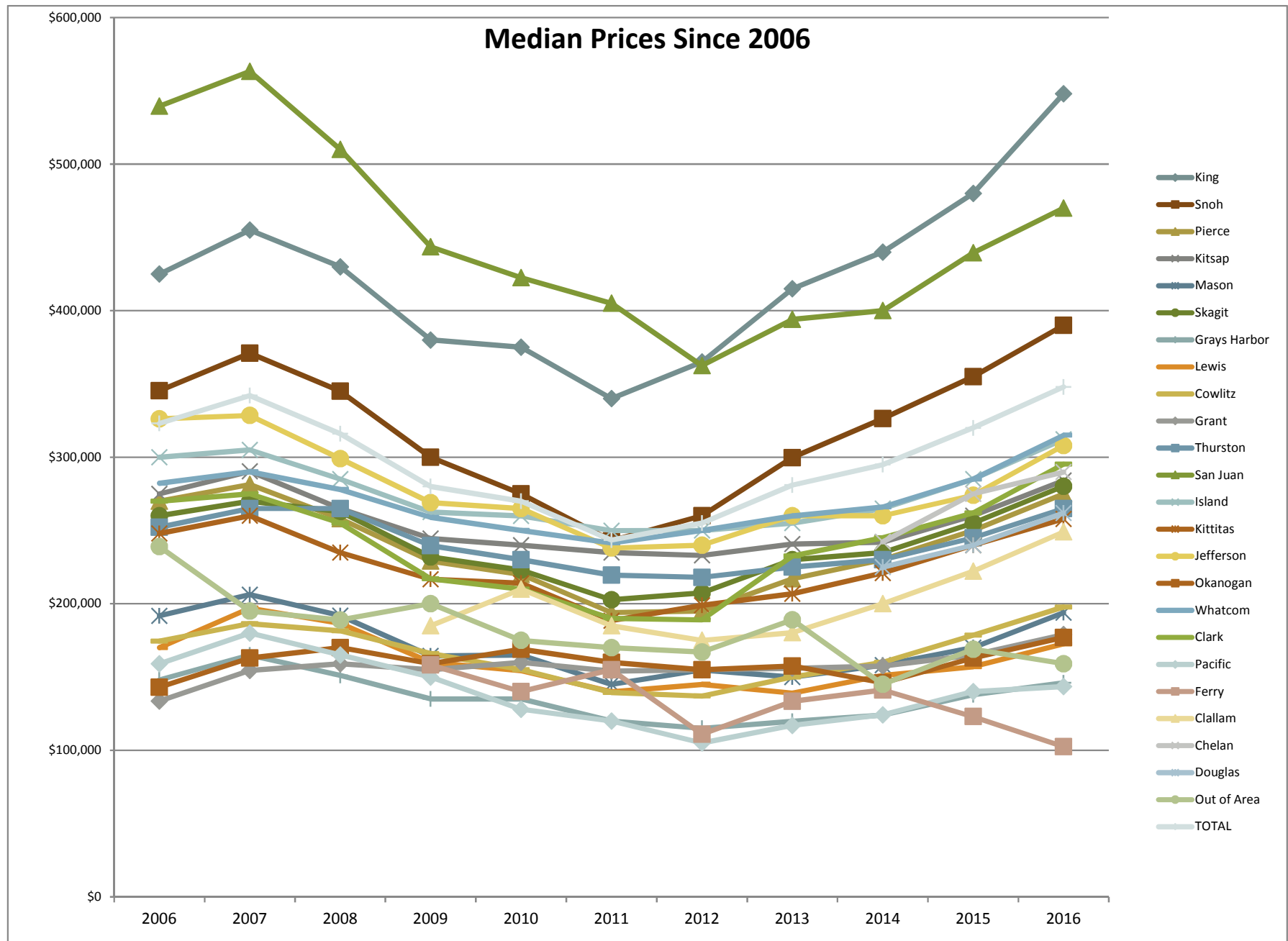
Condominiums only (Avg Prices)

	King	Snohomish	Pierce*
1990	\$105,314	\$87,327	\$235,000
1991	\$110,193	\$93,255	\$221,833
1992	\$117,162	\$99,638	\$326,666
1993	\$116,836	\$102,454	\$165,655
1994	\$120,402	\$109,983	\$160,120
1995	\$132,612	\$110,559	\$133,701
1996	\$135,391	\$115,821	\$111,465
1997	\$147,630	\$115,174	\$119,549
1998	\$161,864	\$130,411	\$127,446
1999	\$180,786	\$141,552	\$133,024
2000	\$196,959	\$149,406	\$135,265
2001	\$197,821	\$154,449	\$142,303
2002	\$212,220	\$164,773	\$154,294
2003	\$211,776	\$172,399	\$166,821
2004	\$238,028	\$183,463	\$199,640
2005	\$253,987	\$203,346	\$208,808
2006	\$303,077	\$223,286	\$240,277
2007	\$329,627	\$262,719	\$237,670
2008	\$337,938	\$269,668	\$219,773
2009	\$307,827	\$244,751	\$201,608
2010	\$299,580	\$216,111	\$200,396
2011	\$266,107	\$179,212	\$165,160
2012	\$272,001	\$167,679	\$159,879
2013	\$289,542	\$194,358	\$160,718
2014	\$314,333	\$226,141	\$178,103
2015	\$347,598	\$265,689	\$221,489
2016	\$404,081	\$292,200	\$232,273
% chg 2016 vs 2015	16.25%	9.98%	4.87%



COMPARISON OF MEDIAN PRICES, Single Family Homes, Since 2006

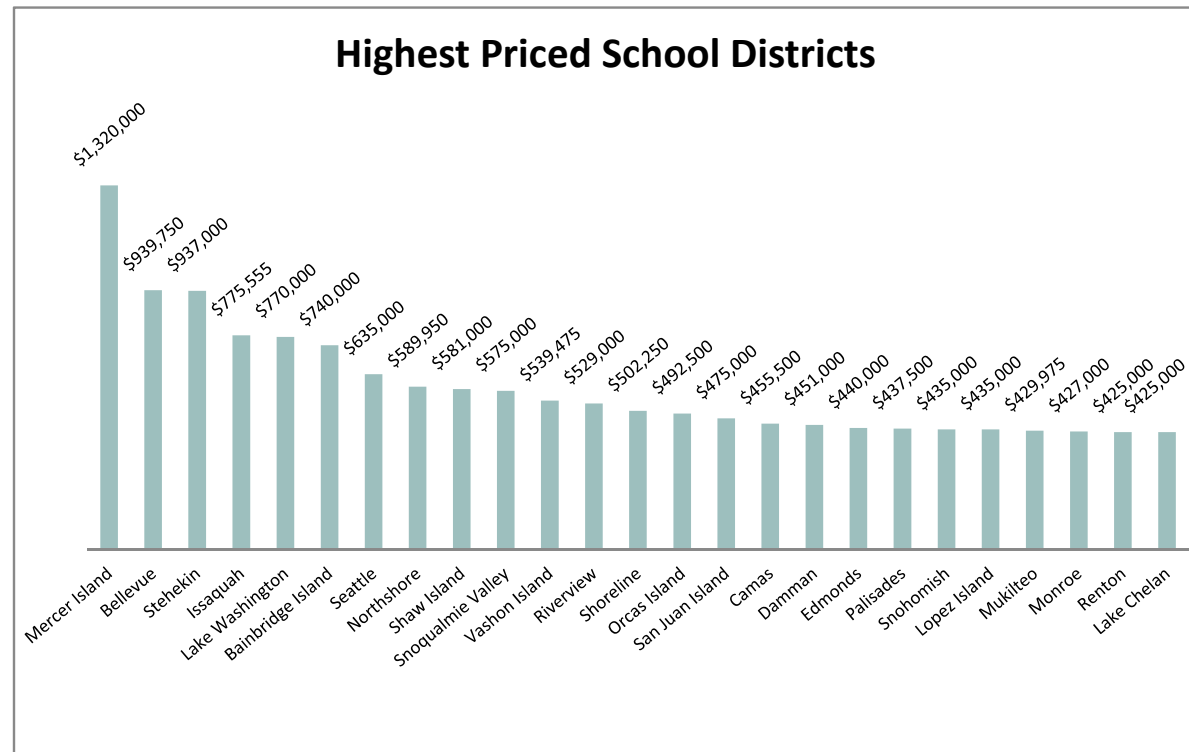
County	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	% chg since 2007	% chg vs 2015
King	\$425,000	\$455,000	\$429,950	\$380,000	\$375,000	\$340,000	\$365,000	\$415,000	\$440,000	\$480,000	\$548,000	20.44%	14.17%
Snoh	\$345,369	\$371,000	\$345,000	\$299,950	\$275,000	\$243,000	\$260,000	\$299,735	\$326,360	\$355,000	\$390,000	5.12%	9.86%
Pierce	\$270,000	\$281,400	\$258,000	\$229,160	\$219,950	\$194,000	\$195,000	\$217,000	\$230,000	\$249,950	\$275,000	-2.27%	10.02%
Kitsap	\$275,000	\$290,342	\$265,000	\$244,499	\$240,000	\$235,000	\$233,000	\$240,725	\$242,000	\$260,000	\$284,135	-2.14%	9.28%
Mason	\$191,700	\$206,250	\$191,950	\$164,400	\$165,000	\$145,000	\$154,900	\$150,000	\$158,125	\$170,000	\$194,000	-5.94%	14.12%
Skagit	\$260,000	\$270,000	\$262,953	\$232,000	\$223,000	\$202,750	\$207,385	\$230,000	\$235,000	\$255,000	\$280,250	3.80%	9.90%
Grays Harbor	\$148,000	\$165,000	\$151,000	\$135,000	\$135,000	\$120,000	\$115,000	\$119,750	\$124,000	\$137,900	\$146,053	-11.48%	5.91%
Lewis	\$170,000	\$197,000	\$186,500	\$160,000	\$154,301	\$139,900	\$145,000	\$139,000	\$151,000	\$157,000	\$172,500	-12.44%	9.87%
Cowlitz	\$174,500	\$186,450	\$181,500	\$166,000	\$155,000	\$139,450	\$137,000	\$150,000	\$160,000	\$178,500	\$197,750	6.06%	10.78%
Grant	\$133,540	\$154,500	\$159,000	\$155,000	\$160,000	\$154,080	\$154,950	\$156,000	\$157,500	\$165,000	\$178,975	15.84%	8.47%
Thurston	\$252,200	\$265,000	\$265,000	\$239,635	\$229,995	\$219,500	\$218,000	\$225,000	\$229,995	\$245,000	\$264,950	-0.02%	8.14%
San Juan	\$539,500	\$563,250	\$510,000	\$443,500	\$422,500	\$405,000	\$362,500	\$394,000	\$400,000	\$439,500	\$470,000	-16.56%	6.94%
Island	\$300,000	\$305,000	\$285,000	\$262,523	\$259,950	\$249,900	\$250,000	\$255,000	\$264,950	\$285,000	\$312,250	2.38%	9.56%
Kittitas	\$248,000	\$260,000	\$235,000	\$216,650	\$214,000	\$188,500	\$199,000	\$206,750	\$220,950	\$240,000	\$257,900	-0.81%	7.46%
Jefferson	\$326,250	\$328,500	\$299,000	\$269,000	\$265,000	\$238,000	\$240,000	\$260,000	\$260,000	\$274,020	\$308,000	-6.24%	12.40%
Okanogan	\$143,000	\$162,950	\$170,000	\$159,000	\$169,000	\$160,000	\$154,950	\$157,500	\$146,000	\$163,000	\$177,000	8.62%	8.59%
Whatcom	\$282,250	\$290,000	\$278,000	\$259,000	\$250,000	\$241,500	\$250,000	\$259,900	\$266,000	\$285,000	\$315,000	8.62%	10.53%
Clark	\$269,900	\$275,000	\$255,000	\$217,000	\$210,000	\$190,000	\$189,000	\$232,500	\$245,000	\$262,000	\$295,250	7.36%	12.69%
Pacific	\$159,000	\$180,000	\$165,000	\$150,000	\$127,950	\$120,000	\$105,000	\$117,000	\$124,250	\$140,000	\$143,500	-20.28%	2.50%
Ferry				\$158,225	\$140,000	\$155,000	\$111,000	\$133,500	\$141,200	\$123,000	\$102,500	N/A	-16.67%
Clallam				\$185,000	\$210,000	\$185,000	\$175,000	\$180,300	\$200,000	\$222,250	\$249,000	N/A	12.04%
Chelan									\$242,250	\$275,000	\$289,900	N/A	5.42%
Douglas									\$225,000	\$240,000	\$262,000	N/A	9.17%
Out of Area	\$239,000	\$195,000	\$188,950	\$199,999	\$175,000	\$170,000	\$167,000	\$189,000	\$145,000	\$169,000	\$159,000	-18.46%	-5.92%
TOTAL	\$323,000	\$342,000	\$316,000	\$280,000	\$269,950	\$243,470	\$255,000	\$281,000	\$295,000	\$320,000	\$347,950	1.74%	8.73%



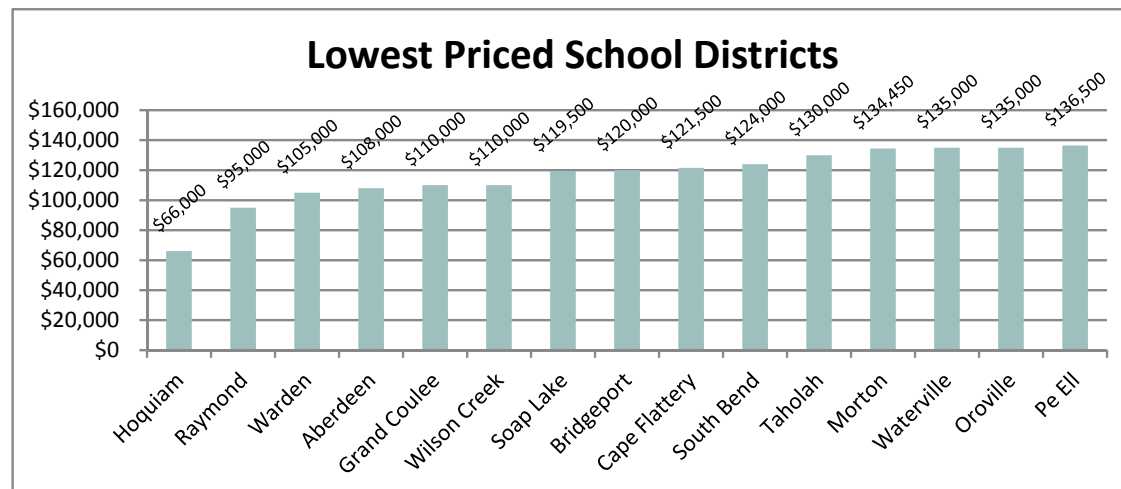
COMPARISON OF SINGLE FAMILY HOME PRICES By School Districts NWMLS Counties

25 highest priced, based on Closed Sales during 2016 (SFH only)

COUNTY	DISTRICT	MEDIAN
King	Mercer Island	\$1,320,000
King	Bellevue	\$939,750
Chelan	Stehekin	\$937,000
King	Issaquah	\$775,555
King	Lake Washington	\$770,000
Kitsap	Bainbridge Island	\$740,000
King	Seattle	\$635,000
King	Northshore	\$589,950
San Juan	Shaw Island	\$581,000
King	Snoqualmie Valley	\$575,000
King	Vashon Island	\$539,475
King	Riverview	\$529,000
King	Shoreline	\$502,250
San Juan	Orcas Island	\$492,500
San Juan	San Juan Island	\$475,000
Clark	Camas	\$455,500
Kittitas	Damman	\$451,000
Snohomish	Edmonds	\$440,000
Douglas	Palisades	\$437,500
Snohomish	Snohomish	\$435,000
San Juan	Lopez Island	\$435,000
Snohomish	Mukilteo	\$429,975
Snohomish	Monroe	\$427,000
King	Renton	\$425,000
Chelan	Lake Chelan	\$425,000



10 lowest priced		
Grays Hrb	Hoquiam	\$66,000
Pacific	Raymond	\$95,000
Grant	Warden	\$105,000
Grays Hrb	Aberdeen	\$108,000
Grant	Grand Coulee	\$110,000
Grant	Wilson Creek	\$110,000
Grant	Soap Lake	\$119,500
Douglas	Bridgeport	\$120,000
Clallam	Cape Flattery	\$121,500
Pacific	South Bend	\$124,000
Grays Hrb	Taholah	\$130,000
Lewis	Morton	\$134,450
Douglas	Waterville	\$135,000
Okanogan	Oroville	\$135,000
Lewis	Pe Ell	\$136,500



Editors: To request other districts contact Cheri Brennan, cheri4pr@sprynet.com or 425.957-0654

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